

# PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:  
Bert & Sandra Spare and  
I, or we, Marie D. Fitch, legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified pursuant to the Zoning Law of Baltimore County, from an \_\_\_\_\_ zone to an \_\_\_\_\_ zone; for the following reasons:

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for, a trailer park (lot 30) shown on plat \_\_\_\_\_ of Glenhurst.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser \_\_\_\_\_ Legal Owner \_\_\_\_\_  
F. Dice Marie D. Fitch  
Address \_\_\_\_\_  
Baltimore, Md. 21222  
Contract purchaser \_\_\_\_\_ Legal Owner \_\_\_\_\_  
Baltimore, Md. 21222  
Petitioner's Attorney \_\_\_\_\_  
Robert J. Romacka \_\_\_\_\_  
Address \_\_\_\_\_  
Baltimore, Maryland 21221  
Legal Owners \_\_\_\_\_  
Sandra L. Spare \_\_\_\_\_  
8204 Bletzer Road \_\_\_\_\_  
Baltimore, Maryland 21222

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 197\_\_\_\_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_, 197\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

*[Signature]*  
Zoning Commissioner of Baltimore County

(over)

# PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:  
Bert & Sandra Spare and  
Marie D. Fitch

I, or we, \_\_\_\_\_ legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve \_\_\_\_\_ of Special Exception for trailer park on subject property was granted in 1952 prior to the two-year limitation of Special Exception use. Said property was not fully utilized but can be completed in accordance with present day Zoning Regulations.)

\* the right to complete a trailer park use over the entire area originally granted for said use by zoning order 2412-S, and to amend restrictions as set forth in order accompanying this case  
Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser \_\_\_\_\_ Legal Owner \_\_\_\_\_  
Marie D. Fitch Marie D. Fitch  
Address \_\_\_\_\_  
Baltimore, Maryland 21222  
Petitioner's Attorney \_\_\_\_\_  
Robert J. Romacka \_\_\_\_\_  
Address \_\_\_\_\_  
Baltimore, Maryland 21221  
Legal Owners \_\_\_\_\_  
Sandra L. Spare \_\_\_\_\_  
8204 Bletzer Road \_\_\_\_\_  
Baltimore, Maryland 21222

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*[Signature]*  
Zoning Commissioner of Baltimore County

(over)

Revised plans indicating, variances and exact locations of all trailers, sheds and enclosures, and documentation of the method of solid waste disposal, must be submitted to this office for review prior to approval of a building permit."

as well as the terms, provisions, and conditions of the accompanying Special Exception Order.

*[Signature]*  
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE December 5, 1972

BY Robert J. Romacka

# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:  
Bert & Sandra Spare and  
I, or we, Marie D. Fitch, legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 414.2 to permit trailers to be located on a driveway of 25 feet in width in lieu of the required 30 feet on Lot 30, Lot 31. Section 414.4 to permit trailers to be located 25 feet from Bletzer Road and 20 feet from the southerly property line in lieu of the \_\_\_\_\_ of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Portion of site is presently improved with mobile park, therefore, requiring movement of certain lots, trailers and buildings would in effect, destroy same. Also, the configuration of the two lots that require several variances do not allow the required set backs due to the density regulations that are required for each trailer site.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser \_\_\_\_\_ Legal Owner \_\_\_\_\_  
F. Dice Marie D. Fitch  
Address \_\_\_\_\_  
Baltimore, Maryland 21222  
Contract purchaser \_\_\_\_\_ Legal Owner \_\_\_\_\_  
Baltimore, Maryland 21222  
Petitioner's Attorney \_\_\_\_\_  
Robert J. Romacka \_\_\_\_\_  
Address \_\_\_\_\_  
Baltimore, Maryland 21221  
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Sandra L. Spare \_\_\_\_\_  
8204 Bletzer Road \_\_\_\_\_  
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*[Signature]*  
Zoning Commissioner of Baltimore County

(over)

# BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

# BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Chairman

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

Robert J. Romacka, Esquire  
809 Eastern Boulevard  
Baltimore, Maryland 21221

August 22, 1980

RE: Item No. 204  
Petitioner - Marie D. Fitch  
Special Exception, Special Hearing  
and Variance Petitions

Dear Mr. Romacka:

Enclosed are updated comments from the Department of Permits and Licenses, which take into account the present Building Code (1978). After conversation with Mr. Burnham, he indicated that as long as the trailers are constructed of certain fire rated materials, his department would have no problems with your proposal.

If you have any further questions regarding this matter, please feel free to contact this office.

Very truly yours,

*[Signature]*  
NICHOLAS B. CONNOR  
Chairman  
Zoning Plans Advisory Committee

NEC:bso

Enclosures

cc: Norman G. Sacks Associates, Inc.  
P.O. Box 556  
Belair, Md. 21014

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Mr. William E. Hammond  
Zoning Commissioner  
Date: August 20, 1980  
FROM: Charles E. Burnham  
SUBJECT: Item No. 204

Please be advised, the comments provided for your use by me were done so at that time under the 1972 Baltimore County Building Code.

Since that time the 1978 Building Code and its amendments have been adopted and effective. There is a considerable variation from Section 425.0 of the 1972 Code and the current Section 424.0 of the 1978 Baltimore County Building Code.

As the applicant will be required by this office to meet only the 1978 Code, it is felt your department should be made aware of these changes.

Please find attached page 138, Section 424.0 of the 1978 Baltimore County Building Code.

*[Signature]*  
Charles E. Burnham  
Plans Review Supervisor

CEB:rmj

CC: Nick Connors  
Robert Romacka

# THE BALTIMORE BUILDING CODE / 1978

4213. Parking lot offices. The construction of parking lot offices shall comply with the fire department regulations of Section 420.0.

4214. Protection of adjoining property. A substantial insurer of property shall be placed near all interior lot lines to protect structures and property abutting the parking lot.

4215. Surface and drainage. Parking lots shall be graded with rolled or compacted cinders, gravel or other approved non-absorbent materials to prevent raising of dust and shall be maintained to prevent drainage into adjoining property or onto sidewalk.

4216. Electric illumination. Electric light wiring shall be provided on approved standards to furnish adequate illumination of driveways and lanes as required by the jurisdiction authorities for street lighting, but such illumination shall not be less than one-quarter (1/4) of one (1) lumen per square foot of parking area.

## SECTION 424.0 MOBILE UNITS

4211. General. Mobile units, as defined in Section 201.0, shall be designed, constructed and maintained. The transportation of one location to another and not mounted on a permanent foundation. A mobile unit shall be on a permanent foundation or on foundation piers shall be designed and constructed to comply with all of the requirements of this code for mobile and prefabricated construction.

4212. Construction. Residential mobile units shall be of an approved design and constructed in accordance with the applicable ordinances and standards. All mobile units shall be designed and constructed in accordance with the requirements of this code. All mobile units on a permanent foundation shall be evaluated, inspected and labeled in-plat in accordance with Section 1503.0.

4213. Locations. Mobile units shall be located in spaces approved for such use. The provision of this code shall not be construed to repeal, modify or constitute an alternative to any lawful zoning regulations. In case of conflict between this code or any other ordinance or statute, the most rigid requirements shall apply.

4213.1. Anchorage and tie-down. Every parking space for mobile units shall be provided with devices for anchoring the unit to prevent overturning or uplift. The owner of the parking space shall anchor or cause to be anchored all mobile units located on the parking space. Where concrete platforms are provided for the parking of the units, anchorage may be by eye-bolts imbedded in the concrete with adequate anchor plates or locks or other suitable means. The anchorage shall be adequate to withstand wind forces and uplift as required in Article 7 for buildings and structures, based upon the size and weight of the units.

April 3, 1979

Mr. S. Eric DiNenna, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
TOWSON, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #204, Zoning Advisory Committee Meeting, April 3, 1979  
are as follows:

Property Owner: Marie D. Fitch  
Location: NWS Bletzer Road 572.23' SW Glenhurst Road  
Existing Zoning: M.H. - I.M.  
Proposed Zoning: See page 2

Acres: 3.11  
District: 15th

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.

X B. A building permit shall be required before construction can begin.

C. Additional \_\_\_\_\_ Permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an application for a building permit.

X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

X H. Requested setback variance conflicts with the Baltimore County Building Code. See Section 425.0.

I. No Comment.

X J. Comment: See page 3.

Very truly yours,

*Charles E. Burnham*  
Charles E. Burnham  
Plans Review Chief

CSB:rrj

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Item #204 Zoning Advisory Committee Meeting April 3, 1979

Proposed Zoning: Special Exception for a trailer park. Special Hearing to approve the right to complete a trailer park use over the entire area originally granted for said use by zoning order 2412-S and Variance to permit trailers to be located on a driveway of 25' width in lieu of the required 30' on lot 31. To permit trailers to be located 25' from Bletzer Road and 20' from the south property line in lieu of the required 100' and 75' respectively. To permit trailers to be located within 25' of Bletzer Road and within 15' of Cover Road both in lieu of the required 100' and to allow trailers within 10' of the north property line in lieu of the required 75' on lot 30. To permit a minimum distance of 10' between trailers in lieu of the required 25' on lot 30. To permit trailers to abut a driveway of 15' in width in lieu of the required 20' on lot 31. To permit trailers to be located within 20' of Cover Road in lieu of the required 0' on lot 31. To permit a minimum distance between trailers of 8' in lieu of the required 10' and to permit a distance of 14.5' between trailers and service building in lieu of the required 20' on lot 31.

*Charles E. Burnham*

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April 3, 1979

Item #204 Zoning Advisory Committee Meeting April 3, 1979

Section 425.0 of the B.O.C.A. Basic Building Code 1970 Edition with the 1971 Supplement is applicable. Several areas are in conflict with the Building Code. The distance separation given in the Code are Fire Separation and the road ways are to provide access for Fire vehicles. Only on the advice of the Fire Department would a lesser road width be accepted.

The other variances depend on the type of trailer units to be accepted within the park. If the units are in fact mobile homes as described within Section 425.0 the more stringent separations are required. If the units are in fact travel trailers, the more lenient fire separations would be applicable.

Until further developed plans indicate the actual occupancy of the spaces and other applicable sub-sections of Section 425.0 are complied with, the variances would be in definite conflict with the Building Code.

A thirty foot separation from the service building to any type trailer unit is required.

Should other county or State Departments requirements be more stringent they shall supercede the Building Code.

Please find a copy of Section 425.0 in its entirety enclosed.

*Charles E. Burnham*

421.4 Protection of Adjoining Property: A substandard building of masonry steel or heavy timber shall be placed near all intersecting lines to protect structures and property abutting the parking lot.

421.5 Surface and Drainage: Parking lots shall be graded with rolled or compacted subgrade, gravel or other approved absorbent materials to prevent ponding of dirt and water. The maintenance to prevent drainage onto adjoining property or the sidewalk.

421.6 Electric Illumination: Electric lighting shall be provided on approved standards to furnish adequate illumination of driveways and lanes as required by the municipal authorities for street lighting, but in no case shall such illumination be less than one foot-candle (1) and one (1) watt per square foot of parking area.

#### Section 425.0 Mobile Dwelling Units

Travel trailers and mobile homes, as defined in section 401, and similar units designed to be transported from one location to another and not mounted on a permanent foundation, shall comply with the applicable standards listed in appendix B and the following. Whenever any such unit shall be placed upon a permanent foundation or on foundation meeting Code for single-family dwellings.

425.1 Travel Trailers: Travel trailers, as defined in section 401, shall comply with accepted engineering practice standards for such units listed in appendix B, including the requirements for plumbing, heating, electrical and air-conditioning facilities therein required.

425.11 Occupancy of Travel Trailers: No travel trailer shall be used for permanent occupancy nor shall any such unit be occupied in any location without first obtaining a permit from the building official.

425.12 Temporary Location: The building official may permit the temporary occupancy or use of a travel trailer in a location outside of an approved and licensed trailer or mobile homes park, as provided in sections 425.3, 425.4, and 425.5, for a period of not more than forty-eight (48) hours provided such use shall not create a health, traffic or other hazard. A temporary permit shall not be renewed for the same unit or location within a period of two (2) weeks after its expiration.

425.13 Approved Park Locations: Travel trailers may be occupied for more than forty-eight (48) hours when parked in an approved and licensed trailer or mobile homes park, but no individual unit shall be continuously occupied in any location for a period of more than sixty (60) days within the period of one (1) year from the date it was first brought into the community. When a travel trailer is occupied for more than twenty-four (24) hours in an approved and licensed trailer or mobile homes park it shall be properly connected to the utility services provided and shall be anchored as required in section 425.35.

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#### THE BOCA BASIC BUILDING CODE/1970

425.2 Mobile Homes: Mobile homes, as defined in section 401, shall comply with accepted engineering practice standards for such units listed in appendix B and to the following subsections. Units not complying with these standards and requirements shall be classified as "travel trailers" and shall be subject to the requirements of sections 425.1, 425.3, and 425.4 applicable thereto.

425.21 Minimum Areas: Mobile home units shall have a minimum floor area, exclusive of kitchen, bath and closet areas, of one hundred forty (140) square feet when occupied by not more than two (2) persons nor less than two hundred forty (240) square feet when occupied by three (3) persons, with an additional seventy (70) square feet per person when occupied by more than three (3) persons. No individual room exclusive of kitchen, bath or utility room, shall have an area less than seventy (70) square feet nor be less than seven (7) feet six (6) inches in minimum dimension.

The minimum height of habitable spaces in mobile homes shall be not less than seven (7) feet.

425.22 Light and Ventilation: Rooms or enclosed spaces, exclusive of kitchens or bath rooms, shall be provided with windows or exterior doors for natural light and ventilation. The aggregate glass area shall be not less than one-tenth (1/10) of the floor area served, with not less than one-half (1/2) of this area available for unobstructed ventilation, or the equivalent in mechanical ventilation shall be provided.

Kitchen and bath rooms shall be provided with windows not less than three (3) square feet in area with not less than one-half (1/2) of this area available for unobstructed ventilation, or the equivalent in artificial light and mechanical ventilation. When not provided with natural ventilation of the required area, kitchens shall be provided with an exhaust fan. Mechanical ventilation for kitchens and bath rooms shall provide a minimum air change of one hundred (100) cubic feet per minute, and in other spaces, when used, shall provide a minimum of not less than two (2) air changes per hour in the space served.

425.23 Exit Requirements: Mobile home units shall have not less than two (2) doors or one (1) door and one (1) unobstructed emergency exitway. One door shall be located near the front of the unit and one near the rear. An emergency exitway may be substituted for the rear door when the length of the unit does not permit use of two (2) doors. Locking mechanism for doors shall be of the safety type permitting opening of the door from the inside by the operation of a single knob or lever. When sleeping rooms of a mobile home unit are arranged so that they have access to only one door of the unit without passing through a passageway that might be blocked by fire, the room shall be provided with at least one (1) outside window which can be opened from the inside without the use of tools and of such design that it may serve as an emergency exitway if the normal avenues of escape are blocked.

425.24 Mechanical Requirements: Plumbing, heating, electrical, and

#### SPECIAL USE AND OCCUPANCY REQUIREMENTS

air-conditioning installations shall comply with the accepted engineering practice standards for such installations in mobile homes listed in appendix B.

425.3 Transient and Mobile Homes Parks: Lots and parcels of land designed for the temporary or permanent parking and occupancy of two (2) or more travel trailers or mobile homes used for human habitation (2) or more travel trailers or mobile homes used for human habitation may be located in areas zoned to permit such use but shall not be located within the fire limits, and shall be of adequate area to provide parking spaces, access lanes, utilities and accessory buildings as herein required. Swimming pools, structures and accessory buildings provided for any such park shall comply with the applicable requirements of the Basic Code and the rules and regulations of the building official and the health official.

425.31 Enclosures of Parks: Transient and mobile homes parks shall be enclosed with an approved fence or planted hedge, not less than seven (7) feet in height and with no openings to adjoining property other than the required entrances and exits to streets or public spaces.

425.32 Individual Unit Space: The minimum area and arrangements of spaces for individual travel trailers or mobile homes shall comply with the applicable requirements of sections 425.1 and 425.5. The number of spaces allowed shall be based upon the gross area of the park. Gross spaces allowed shall be defined as the entire area of the park property. When a park provides space for both travel trailers and mobile homes, the portions of the park allotted to each shall be governed by the requirements for the specific use of the respective areas.

425.3 Streets and Walkways: Streets and driveways shall be provided within the park area to afford easy access to all parking spaces. They shall be constructed with a hard, dustless road surface and shall provide ready means of entrance and exit to the street in an approved manner. The minimum width of streets providing for two-way traffic shall be thirty-six (36) feet when parking of cars is allowed on both sides and twenty-two (22) feet where parking is not allowed. Satisfactory means of drainage shall be provided with all streets and lanes draining into catch basins properly connected to the sewer system in accordance with applicable requirements for such facilities. Walkways shall be provided as necessary to all accessory buildings and service facilities of the park. Walks shall have a non-slip impervious surface and shall comply with applicable requirements for public sidewalks. Streets and walkways shall be illuminated as required for streets.

425.34 Service Buildings: Office buildings and structures housing sanitary, service or similar equipment, shall be constructed to meet the applicable requirements of the Basic Code. Motor fuel service stations shall be located adjacent to a public street and shall be not less than thirty (30) feet from spaces for parking of travel trailers or mobile homes or any building. Mobile units, as defined in the Basic Code, may not be used for accessory uses in connection with any park except upon special per-

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#### THE BOCA BASIC BUILDING CODE/1970

mission in writing from the building official. Such units may be mounted on permanent foundations for accessory uses when specifically permitted by the special permit.

425.35 Anchorage and Tie-Down: Every parking space for travel trailers or mobile homes shall be provided with devices for anchoring the unit to prevent overturning or uplift. Where concrete platforms are provided for the parking of the units, anchorage may be by eye-bolts embedded in the concrete with adequate anchor plates or bolts on other suitable means. The anchorage shall be adequate to withstand wind forces and uplift as required in article 7 for buildings and structures, based upon the size and weight of the units.

425.36 Water Supply: An approved water supply system shall be installed with adequate water taps and connections for each travel trailer or mobile home parking space to supply running water for all sanitary and washing fixtures, drinking and domestic purposes as required by the Plumbing Code. Connections to individual units shall be arranged to prevent back siphoning into the main system.

425.37 Sewer System and Sanitary Facilities: Fixtures for community use shall be installed in accessible locations in a manner to be safe and sanitary. Sanitary facilities consisting of water closets, urinals, showers or baths, shall be provided for community use in accordance with the fixture requirements of the Plumbing Code. In addition, not less than one (1) laundry tub and one (1) slop sink shall be installed for each ten (10) travel trailers or mobile home units. Such facilities shall be located so as to be accessible to all units in the park. Each space for a travel trailer or mobile home shall be provided with a sewer outlet not less than four (4) inches in diameter connected to the main sewer system and properly trapped to receive waste from the fixtures in the mobile unit. The main sewer system shall be connected to the public sewer system or to other approved disposal plant. Provisions shall be made for the receipt, collection and disposal of all garbage and rubbish from each mobile unit in accordance with requirements for dwelling occupancies. Garbage and waste receptacles shall be kept clean and in sanitary condition.

425.38 Electrical Equipment and Systems: The main electric service to the park shall be of adequate capacity to serve the maximum connected load. Main service, fusing, switching and distribution shall comply with the applicable requirements of the electrical code and shall be installed and maintained in accordance with applicable laws and ordinances governing such systems. Each travel trailer or mobile home space shall be provided with electric service having a grounded type supply receptacle with appropriate fuse or circuit breakers. The minimum service for each mobile home unit shall be 110-125/220-235 volt, 50-60 ampere. The minimum service for a travel trailer shall be 115 volt AC 30 ampere. Service shall be mounted in an approved manner adjacent to each mobile unit space in accordance with the electrical code.

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#### SPECIAL USE AND OCCUPANCY REQUIREMENTS

425.39 Gas Supply: Installations for use of natural gas or liquefied petroleum gas shall comply with all laws and ordinances of the community applicable to the use of such systems for dwellings.

425.4 Travel Trailer Parks: Trailer parks intended for parking of travel trailers, and those portions of mobile home parks designed for use of travel trailers shall comply with the applicable requirements of section 425.3 and the requirements of the following subsections.

425.41 Record of Tenants: The operator of a trailer park or mobile homes park shall keep an accurate register of all transient tenants occupying transient trailers located in the park. The register shall show the name and permanent residence address of the owner and occupants of any travel trailer located in the park, the make and model of the trailer, the time and date of arrival and departure, and such other information as might be necessary to provide information about the occupants of the trailer. These records shall be open to the authorities at all times.

425.42 Area of Trailer Spaces: Based upon the gross area of the trailer park the number of individual unit spaces shall be not more than twenty (20) per acre. The minimum area of any space for a travel trailer shall be not less than eight hundred (800) square feet with no dimension less than twenty (20) feet. No such space shall be located less than twenty (20) feet from the street lot lines and alley lines and not less than five (5) feet from interior lot lines. Travel trailers shall be so located on each space so that there will not be less than ten (10) feet to any other trailer or building within the park.

425.5 Mobile Homes Parks: Parks and portions thereof intended for parking mobile homes shall comply with the applicable requirements of section 425.3 and the requirements of the following subsections.

425.51 Area of Mobile Home Spaces: Based upon the gross area of the park the number of individual unit spaces shall be not more than eight (8) per gross acre. The minimum area of any space for a mobile home shall be not less than three thousand (3000) square feet with no dimension less than forty (40) feet. No such space shall be located less than twenty-five (25) feet from street lot lines or interior lot lines. Mobile homes shall be located on each space so that there will not be less than fifteen (15) feet to any other mobile home or building within the park.

425.52 Parking Spaces: Off street parking shall be provided at the rate of not less than one and one-half (1 1/2) cars per mobile home space. Provisions for auxiliary parking shall be provided where required.

#### Section 426.0 M.H. Parks

Mobile homes and accessory structures and buildings shall comply with the provisions of the Basic Building Code for the B.O.C.A. Basic Building Code/1970.

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BOARD OF EDUCATION  
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April , 1979

Mr. S. Eric DiNenna  
Zoning Commissioner  
Baltimore County Office Building  
Towson, Maryland 21204

Z.A.C. Meeting of: April 3, 1979

RE: Item No: 199, 200, 201, 202, 203, 204  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. DiNenna:

All of the above items have no bearing on student population.

Very truly yours,

*W. Nick Petrovich*  
W. Nick Petrovich,  
Field Representative

WNP/lup

JOSEPH N. MCGOWAN, PRESIDENT  
T. DAYARD WILLIAMS, JR., VICE-PRESIDENT  
MARCUS H. ROTZARS

THOMAS H. ROYER  
MRS. LORRAINE F. CHIRCUB  
ROGER B. HAYDEN  
ROBERT Y. DUDEL, SUPERINTENDENT

ALVIN LORECK  
MRS. MILTON R. SMITH, JR.  
RICHARD W. TRACEY, D.V.M.

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS  
PETITION FOR SPECIAL HEARING  
PETITION FOR VARIANCES : OF BALTIMORE COUNTY  
NW/S Bletzer Rd., 572.23'  
SW Glenhurst Rd., 15th District :

MARIE D. FITCH, Petitioner : Case No. 81-44-XASPH

MOTION FOR DISMISSAL

To the Honorable, Members of Said Board:

The Motion of the People's Counsel for Baltimore County respectfully represents that a further review of the above-entitled case has produced the conclusion that the public interest no longer requires prosecution of this appeal.

WHEREFORE, it is respectfully requested that the Board by its appropriate Order dismiss said Appeal.

AND AS IN DUTY BOUND, etc.,

*John W. Hession, III*  
John W. Hession, III  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 3<sup>rd</sup> day of January, 1981, a copy of the foregoing Motion for Dismissal and proposed Order was mailed to Robert J. Romadka, Esquire, 809 Eastern Boulevard, Baltimore, Maryland 21221; and Adele F. Dice, 8202 Bletzer Road, Baltimore, Maryland 21222, Contract Purchaser.

*Peter Max Zimmerman*  
Peter Max Zimmerman

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
PETITION FOR SPECIAL HEARING  
PETITION FOR VARIANCES : OF BALTIMORE COUNTY  
NW/S Bletzer Rd., 572.23'  
SW Glenhurst Rd., 15th District :

MARIE D. FITCH, Petitioner : Case No. 81-44-XASPH

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel

*John W. Hession, III*  
John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 5th day of August, 1980, a copy of the foregoing Order was mailed to Robert J. Romadka, Esquire, 809 Eastern Boulevard, Baltimore, Maryland 21221; and Adele F. Dice, 8202 Bletzer Road, Baltimore, Maryland 21222, Contract Purchaser.

*John W. Hession, III*  
John W. Hession, III

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
PETITION FOR SPECIAL HEARING  
PETITION FOR VARIANCES : OF BALTIMORE COUNTY  
NW/S of Bletzer Rd., 572.23'  
SW of Glenhurst Rd., 15th District :

MARIE D. FITCH, et al, Petitioners : Case No. 81-44-XSPHA

ORDER FOR APPEAL

Mr. Commissioners:

Please note an appeal from the decision of the Deputy Zoning Commissioner in the above-entitled case, under date of December 5, 1980, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel

*John W. Hession, III*  
John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 31st day of December, 1980, a copy of the foregoing Order for Appeal was mailed to Robert J. Romadka, Esquire, 809 Eastern Boulevard, Baltimore, Maryland 21221, Attorney for Petitioners; Mr. Thomas Payne, 21 Office Ct., Baltimore, Maryland 21222; and Mrs. Marjorie Hill, 8109 Raymond Avenue, Dundalk, Maryland 21222.

*John W. Hession, III*  
John W. Hession, III

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS  
PETITION FOR SPECIAL HEARING  
PETITION FOR VARIANCES : OF BALTIMORE COUNTY  
NW/S Bletzer Rd., 572.23'  
SW Glenhurst Rd., 15th District :

MARIE D. FITCH, Petitioner : Case No. 81-44-XASPH

ORDER

Upon the foregoing Motion by the People's Counsel for Baltimore County, the Board having noted that there are no other Appellants of record in said case, it is, this 15 day of January, 1981, by the County Board of Appeals for Baltimore County, ORDERED that the foregoing Appeal of the People's Counsel for Baltimore County herein be and it is hereby DISMISSED.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

*John V. Murphy*  
John V. Murphy

*John A. Miller*  
John A. Miller

*Leroy B. Spurrer*  
Leroy B. Spurrer

PETITION FOR SPECIAL EXCEPTION, VARIANCES AND SPECIAL HEARING  
15th District

ZONING: Petition for Special Exception, Variances & Special Hearing  
LOCATION: Northwest side of Bletzer Road, 572.23 feet Southwest of Glenhurst Road  
DATE & TIME: Wednesday, August 27, 1980 at 10:15 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a trailer park (Lot 30) shown on plat of Glenhurst; Variances to permit an existing trailer park, granted by Petition No. 2412-S to remain as is with regard to trailer interior road widths, etc., i.e. to face driveways with widths of 10 and 25 feet in lieu of the required 30 feet; to be placed within 25 feet of Bletzer Road and 11 feet of Cove Road in lieu of the required 100 feet; to be placed within 20 feet of the south property line and 10 feet of the north property line; to have a distance of 10 feet between trailers/service buildings instead of the required 25 feet; to permit a service building or structure to be placed within 11 feet of Cove Road in lieu of the required 100 feet (See Variance filed with Petition) and Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the right to complete a trailer park use over the entire area originally granted for said use by zoning order 2412-S and to amend restrictions as set forth in order accompanying this case

The Zoning Regulations to be excepted as follows:

Sections 414.3.4 & 5 - Trailer Parks

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Marie D. Fitch, as shown on plat plan filed with the Zoning Department

Hearing Date: Wednesday, August 27, 1980 at 10:15 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

ROBERT J. ROMADKA  
ATTORNEY AT LAW  
809 EASTERN BOULEVARD  
(TOWSON FREEWAY BUILDING)  
ESSEX, MARYLAND 21221

August 20, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

RE: Item #204  
Petition - Marie D. Fitch et al  
Special Exception, Special Hearing  
and Variance Petition

Dear Mr. Hammond:

Would you please issue subpoena duces tecum to the Baltimore County Health Department to submit all records, documents and correspondence relating to the above captioned case which case will be heard before the Zoning Commissioner for Baltimore County on August 27, 1980 at 10:15 a.m.

Very truly yours,

*Robert J. Romadka*  
Robert J. Romadka

RJR/msr

cc. Adele Dice

Mr. Sheriff:

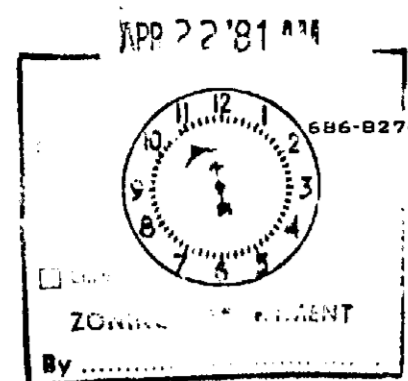
Please issue subpoena duces tecum in accordance with the above.

Zoning Commissioner of  
Baltimore County

81-75

ROBERT J. ROMADKA  
ATTORNEY AT LAW  
809 EASTERN BOULEVARD  
(GERMANIA FEDERAL BUILDING)  
ESSEX, MARYLAND 21221

April 21, 1981



Ms. Jean M. H. Jung  
Deputy Commissioner  
Office of Planning & Zoning  
111 West Chesapeake Avenue  
Towson, Maryland 21204

RE: (Marie D. Fitch)  
Case No.: 81-44-XSPHA (Item No. 204)

Dear Jean:

Please find enclosed herewith copy of letter I have received from the Fire Department concerning my request to amend the site plan on the development of the Shady Lane Trailer Park, wherein parking will be located directly on the roadway.

As I advised you last week, the Department of Traffic had also indicated their satisfaction to this request.

I will therefore appreciate hearing from you at your earliest convenience.

Very truly yours,

Bob  
Robert J. Romadka

RJR:joy  
Enclosure

BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. REINCKE  
CHIEF

April 16, 1981

Mr. Robert Romadka  
809 Eastern Boulevard  
Baltimore, Maryland 21221

Dear Mr. Romadka:

Pursuant to our telephone conversation in reference to your inquiry pertaining to Shady Lane Trailer Park road widths and fire protection, I offer the following:

1. Parking directly on the roadway in front of each lot will not hinder the access for emergency equipment as long as a clear roadway of 25 feet is maintained between parked automobiles as you have proposed.
2. The Fire Prevention Code, NFPA Standard 501-A requires in Mobile Parks that a hydrant be located within 500 feet of a site.

In reviewing the revised drawings, dated December 28, 1979, it is indicated that a hydrant will be located on the proposed Elzman Lane directly in front of lot #30 and on Roseview Drive near Office Court. The installation of these two on site fire hydrants will meet the criteria of the Fire Prevention Code by placing sites within 500 feet of a fire hydrant.

Hopefully this will serve to satisfy your inquiry and give direction in order that compliance might be maintained.

Thank you for your concern and the provisions of fire safety for the tenants.

Very truly yours,

George M. Weigandt  
Deputy Chief  
SUPPORT SERVICES

GHW/mb

cc: Paul H. Reincke, Chief  
Battalion Chief Kemmer

Phone: 687-6922

FRANK S. LEE

Registered Land Surveyor

1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

January 30, 1979

DESCRIPTION FOR SPECIAL HEARING

Lot 31, Flat of Glenhurst, Flat Book 12 folio 22  
15th District Baltimore County, Maryland

Beginning for the same at a point on the northwest side of Bletzer Road at the distance of 768.89 feet measured southwesterly along the northwest side of Bletzer Road from the southwest side of Glenhurst Road, thence running and binding on the northwest side of Bletzer Road ( 40 feet wide ) South 27 degrees 34 minutes 48 seconds West 196.66 feet, thence leaving Bletzer Road for a line of division North 60 degrees 00 minutes 21 seconds West 751.09 feet to the southeast side of Cove Road, thence binding on the southeast side of Cove Road North 25 degrees 44 minutes 29 seconds East 197.02 feet and thence running for a line of division South 60 degrees 00 minutes 21 seconds East 757.45 feet to the place of beginning.

Containing 3.41 acres of land more or less.



August 20, 1980

Mr. William Hammond  
Office of Planning and Zoning  
County Office Building  
Towson, Md. 21204

Dear Mr. Hammond:

I am unable to attend the zoning hearing for Special Exception for enlarging Shady Lane Trailer Park, however, I want to make my position clear on this matter being a resident neighbor of the trailer park on the South side, next to the railroad. I have no objection to Mrs. Dice's plans to enlarge the park.

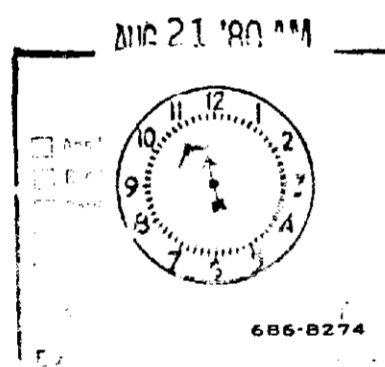
Yours truly,

Salvatore Maggio  
Annetta Maggio

Per Esh 5

ROBERT J. ROMADKA  
ATTORNEY AT LAW  
809 EASTERN BOULEVARD  
(GERMANIA FEDERAL BUILDING)  
ESSEX, MARYLAND 21221

August 20, 1980



Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

RE: Item #204  
Petition - Marie D. Fitch et al  
Special Exception, Special Hearing  
and Variance Petition

Dear Mr. Hammond:

Would you please issue subpoena duces tecum to the Baltimore County Health Department to submit all records, documents and correspondence relating to the above captioned case which will be heard before the Zoning Commissioner for Baltimore County on August 27, 1980 at 10:15 a.m.

Very truly yours,

Robert J. Romadka

RJR/msr

cc. Adele Dice

Mr. Sheriff:

Please issue subpoena duces tecum in accordance with the above.

Zoning Commissioner of  
Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond  
Zoning Commissioner  
Date: August 14, 1980

John D. Seyffert, Director  
Office of Planning and Zoning

SUBJECT: Petition No. 81-44-XASPH Item 204

Petition for Special Exception, Variances & Special Hearing  
Northwest side of Bletzer Road, 572.23 feet Southwest of  
Glenhurst Road  
Petitioner- Marie D. Fitch

Fifteenth District

HEARING: Wednesday, August 27, 1980 (10:15 A.M.)

This office does not support the granting of variances for additional trailers to be added to this site that would permit them to be located closer together than the 25 feet required by the regulations.

JDS:JGH:eb

John D. Seyffert, Director  
Office of Planning and Zoning

July 30, 1980

Robert J. Romadka, Esquire  
809 Eastern Boulevard  
Baltimore, Maryland 21221

NOTICE OF HEARING

RE: Petition for Special Exception, Variances and Special  
Hearing - NW/S Bletzer Rd., 572.23' SW of Glenhurst Rd  
Marie D. Fitch - Case No. 81-44-XASPH

TIME: 10:15 A.M.

DATE: Wednesday, August 27, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

WILLIAM E. HAMMOND  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY

cc: Ms Adele F. Dice  
8202 Bletzer Road  
Baltimore, Maryland 21222

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-5551

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

August 18, 1980

Robert J. Romadka, Esquire  
809 Eastern Boulevard  
Baltimore, Maryland 21221

RE: Petition for Special Exception,  
Variance & Special Hearing  
NW/S Bletzer Rd., 572.23' SW  
Glenhurst Rd - Marie D. Fitch, et al  
Case No. 81-44-XASPH

Dear Sir:

This is to advise you that \$119.50 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sandra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND  
Zoning Commissioner

WEL:sj

ROBERT J. ROMADKA  
ATTORNEY AT LAW  
809 EASTERN BOULEVARD  
ESSEX, MARYLAND 21221

ASSOCIATES  
CHARLES E. FODS, III  
JOHN B. GONTRUM  
ALFRED M. WALPERT

July 16, 1980

Mr. Nicholas B. Commodari  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Re: Marie D. Fitch  
Shady Lane Trailer Park

Dear Mr. Commodari:

Enclosed please find original and two copies of  
revised Petition for Zoning Variance in the above noted matter.

Very truly yours,

Robert J. Romadka

ds1  
Enc.

# BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

000  
Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

April 13, 1979

Robert J. Romadka, Esquire  
809 Eastern Boulevard  
Baltimore, Maryland 21221

RE: Item No. 204  
Petitioner - Marie Fitch  
Trailer Park

Dear Mr. Romadka,

This letter will act as verification of our meeting, on the  
above matter, scheduled April 25, 1979 at 9:00 A.M. in Room 106  
of the County Office Building. Since various members of the  
Zoning Plans Advisory Committee requested this meeting, no hear-  
ing date will be assigned until the site plans are revised to  
incorporate their comments. Mr. Frank Lee, your surveyor, was  
not notified of this meeting. If you feel it is necessary that  
he be there, I suggest you contact him.

If you have any further questions regarding this matter  
please feel free to contact this office.

Very truly yours,

NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC/mch

cc: Frank Lee  
1277 Neighbors Avenue  
Baltimore, Maryland 21237

80  
January 3, 1979

Robert J. Romadka, Esquire  
809 Eastern Blvd.  
Baltimore, Maryland 21221

RE: Item No. 204  
Petitioner: Marie D. Fitch  
Special Exception and  
Special Hearing Petition

Dear Mr. Romadka:

After a conversation with your engineer, Mr. Norman G. Sacks,  
it is my understanding that revised site plans on the above referenced  
matter will be submitted in the near future. Until this is done, I am  
unable to schedule this petition.

Mr. Robert Powell of the Health Department indicated that he  
still had "problems" with the revised proposal. In order to avoid  
adverse comments on the revised plans, I suggest that you contact  
Mr. Powell at 494-2762, to discuss this matter.

If you have any further questions, please contact me.

Very truly yours,

NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC/ml

cc: Norman G. Sacks Associates, Inc.  
P.O. Box 556  
Bel Air, Maryland 21014

Mr. Robert Powell  
Health Department

January 10, 1980

Robert J. Romadka, Esquire  
809 Eastern Blvd.  
Baltimore, Maryland 21221

RE: Item No. 204  
Petitioner - Marie D. Fitch  
Special Exception and  
Special Hearing Petition

Dear Mr. Romadka:

Enclosed for your review is a revised comment from the  
Health Department, concerning the revised site plans on the above  
referenced matter. Please note that the comments on Page 2 are  
contrary to your proposal on the revised plans.

In view of the above, I am requesting that you contact Mr.  
Rob Powell at 494-2762, to resolve this matter, or submit a letter  
to me requesting that your petition be advertised and scheduled as  
shown on the revised site plans.

The scheduling of a hearing date will be withheld until I hear  
from you.

Very truly yours,

NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC/ml

Enclosure

cc: Norman G. Sacks Associates, Inc.  
P.O. Box 556  
Bel Air, Maryland 21014

Mr. Rob Powell  
Health Department

# BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

000  
Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

August 22, 1980

Robert J. Romadka, Esquire  
809 Eastern Boulevard  
Baltimore, Maryland 21221

RE: Item No. 204  
Petitioner - Marie D. Fitch  
Special Exception, Special Hearing  
and Variance Petitions

Dear Mr. Romadka:

Enclosed are updated comments from the Department of  
Permits and Licenses, which take into account the present  
Building Code (1978). After conversation with Mr. Burnham,  
he indicated that as long as the trailers are constructed of  
certain fire rated materials, his department would have no  
problems with your proposal.

If you have any further questions regarding this matter,  
please feel free to contact this office.

Very truly yours,

NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bcc

Enclosures

cc: Norman G. Sacks Associates, Inc.  
P.O. Box 556  
Bel Air, Md. 21014

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Mr. William E. Hammond  
Zoning Commissioner

FROM: Charles E. Burnham

SUBJECT: Item No. 204

Date: August 20, 1980

Please be advised, the comments provided for your use by me were  
done so at that time under the 1972 Baltimore County Building Code.

Since that time the 1978 Building Code and its amendments have  
been adopted and effective. There is a considerable variation from Section 425.0  
of the 1972 Code and the current Section 424.0 of the 1978 Baltimore County  
Building Code.

As the applicant will be required by this office to meet only the  
1978 Code, it is felt your department should be made aware of these changes.

Please find attached page 138, Section 424.0 of the 1978 Baltimore  
County Building Code.

Charles E. Burnham  
Plans Review Supervisor

CEB:rrj

cc: Nick Commodari  
Robert Romadka

## THE BOCA BASIC BUILDING CODE / 1978

4233. Parking lot offices: The construction of parking lot offices shall  
comply with the fire limit restrictions of Section 302.0.

4234. Protection of adjoining property: A substantial bumper of mas-  
sive, steel or heavy timber shall be placed near all interior lot lines to  
protect structures and property abutting the parking lot.

4235. Surface and drainage: Parking lots shall be graded with rolled  
or compacted cinders, gravel or other approved nonabsorbent materials  
to prevent raising of dust and shall be maintained to prevent drainage  
into adjoining property or the sidewalk.

4236. Electric illumination: Electric light wiring shall be provided on  
approved standards to furnish adequate illumination of driveways and  
lives as required by the jurisdiction authorities for street lighting, but  
such illumination shall not be less than one-quarter (1/4) of one (1) lumen  
per square foot of parking area.

## SECTION 424.0 MOBILE UNITS

4241. General: Mobile units, as defined in Section 201.0, shall be de-  
signed, constructed and maintained to be transported from one location  
to another and not mounted on a permanent foundation. A mobile unit  
placed on a permanent foundation or on foundation piers shall be de-  
signed and constructed to comply with all of the requirements of this  
code for at-site and prefabricated construction.

4242. Construction: Residential mobile units shall be of an approved  
design and constructed in accordance with the applicable ordinances and  
statutes. All other mobile units shall be designed and constructed in ac-  
cordance with the requirements of this code. All mobile units on a  
permanent foundation shall be evaluated, inspected and labeled in-plant  
in accordance with Section 1803.0.

4243. Location: Mobile units shall be located in spaces approved for  
such use. The provision of this code shall not be construed to repeal,  
modify or constitute an alternative to any lawful zoning regulations. In  
case of conflict between this code or any other ordinance or statute, the  
most rigid requirements shall apply.

4243.1. Anchorage and tie-down: Every parking space for mobile  
units shall be provided with devices for anchoring the unit to prevent  
overturning or uplift. The owner of the parking space shall anchor or  
cause to be anchored all mobile units located on the parking space.  
Where concrete platforms are provided for the parking of the units,  
anchorage may be by eyelets imbedded in the concrete as required in Article 7  
for buildings and structures, based upon the size and weight of the units.

138

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3550

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

December 5, 1980

Robert J. Romadka, Esquire  
809 Eastern Boulevard  
Baltimore, Maryland 21221

RE: Petitions for Special Exception, Special  
Hearing, and Variances  
NW/S of Bletzer Rd., 572.23' SW of  
Glenhurst Rd. - 15th Election District  
Marie D. Fitch, et al - Petitioners  
NO. 81-44-XSPHA (Item No. 204)

Dear Mr. Romadka:

I have this date passed my Order in the above captioned matter in accordance  
with the attached.

Very truly yours,

JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. Thomas Payne  
21 Office Ct.  
Baltimore, Maryland 21222

Mrs. Marjorie Hill  
3109 Raymond Avenue  
Dundalk, Maryland 21222

Mr. Ralph Clark  
Environmental Health

John W. Hessian, III, Esquire  
People's Counsel

September 2, 1980

Mr. Robert Romadka  
Germania Federal Building  
809 Eastern Boulevard  
Baltimore, Maryland 21221

Dear Mr. Romadka:

This office is in receipt of Ms. Judith A. Lewis' letter of June 9, 1980, which was in response to your request for waiver of minimum setback distances and road widths for the Shady Lane Trailer Park project.

The Bureau of Environmental Services in the interest of uniformity in application of the regulations will concur with the State's recommendation for the following variances:

1. The requirement of a 20 foot setback from the exterior boundary of the park will be waived to a 10 foot setback.
2. New mobile home sales must meet the minimum distance of 20 feet between mobile homes or extensions thereof. Site distances in the existing section of the park may be waived to a distance less than 20 feet on an individual case basis. A set of plans indicating exact locations of mobile homes and existing sheds or enclosures must be submitted to this office.
3. The minimum width of 40 feet for the access road will be waived to a width of 25 feet in the proposed section of the park.

Prior to approval of a building permit for the proposed trailer park, the existing mobile homes must be connected to the public sewer, and the existing septic tanks and chlorination chamber must be abandoned and backfilled in an approved manner. The proposed method of connection is acceptable to this office, but you are advised to check with the Departments of Public Works and Permits and Licenses for their approvals. All mobile homes placed on new spaces must be separately connected to public water and sewer.

9/2/80

Mr. Robert Romadka  
September 2, 1980  
Page 2

Revised plans indicating variances and exact locations of all trailers, sheds and enclosures, and documentation of the method of solid waste disposal, must be submitted to this office for review prior to approval of a building permit.

If there are any questions, please contact Mr. Brooks Stafford at 194-2762.

Very truly yours,

Ian J. Forrest  
Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJF:rs

cc: Mrs. Jeanne Jung  
Zoning Commissioner

Ms. Judith A. Lewis

State of Maryland  
ENVIRONMENTAL HEALTH ADMINISTRATION  
DEPARTMENT OF HEALTH AND MENTAL HYGIENE  
201 WEST PRESTON STREET • BALTIMORE, MARYLAND 21201 • Area Code 301 • 363-6665  
Harry Hughes, Governor  
Charles R. Buck, Jr., Sc.D. Secretary  
June 9, 1980  
JUN 12 1980  
SECRET SERVICES

Mr. Ian Forrest, Director  
Environmental Health  
Baltimore County Health Department  
401 Easley Avenue  
Towson, Maryland 21204

Dear Mr. Forrest:

Re: Shady Lane Trailer Park

I am in receipt of Attorney Robert Romadka's March 14, 1980 letter in which he requests a variance for minimum set back distances and minimum road widths for the above captioned trailer park.

The Baltimore County Health Department is the Approving Authority for permitting of mobile home parks. The State Health Department therefore reserves in the capacity of a consultant to the county as to whether or not it can meet the requirements and intent of, in this instance, COMAR 10.16.02.

On June 5, 1980 Rob Powell representing Baltimore County Health Department and John Covale and myself representing the Division of General Sanitation of the Maryland State Health Department made an inspection of Shady Lane Trailer Park to ascertain whether or not the request for a waiver would present any health problems or nuisance problems.

Based on that inspection and a review of the plans dated December 12, 1979, I am able to offer the following conclusions:

1. Request for a waiver to the 20' rear yard set back -

In my opinion a waiver to the minimum distance requirement to allow a 10' rear yard set back would present no health or nuisance problems.

Mr. Ian Forrest, Director  
Page 2

problems. I would therefore recommend to the Baltimore County Health Department that a waiver to this requirement could be extended to Mr. Romadka's client.

2. Request for a waiver for the minimum distance between mobile homes -

The regulations specify that there will be a minimum of 20' between mobile homes or any enclosed extension thereof. This office would recommend to the Baltimore County Health Department that a waiver of the 20' minimum distance be made thereby requiring a minimum distance between mobile homes of 15'. The reason behind this distance requirement is protection from fire hazards and it is my understanding that the State Fire Marshal requires a minimum distance of 15' between mobile homes.

During the inspection conducted, it was ascertained that the plans submitted do not accurately reflect all structures which are now located within the boundaries of the Shady Lane Trailer Park. These additional structures should be represented on revised plans and submitted to the Baltimore County Health Department for determination of meeting a minimum distance of 15' between mobile homes and enclosures and extensions thereof. It is my opinion that this minimum distance cannot be met unless some trailers are moved to new locations. The following sites were found to have enclosures which were not represented on the plans:

Lot #'s 1,2,4,5,6,16,19,20,21,27,35,39,40,42,45,46,94

If some of the existing additional enclosures, namely sheds, were repositioned or removed it would seem feasible to be able to meet the 15' distance requirements for some, but not all, of the trailers represented on the plan. The new proposed section would also most likely be unable to meet the minimum 15' distance requirement for all lots shown. The proposed lot lines would probably have to be reestablished and each lot size increased.

I would therefore recommend to the Baltimore County Health Department that new plans be drawn to show 15' between all mobile homes, enclosures and extensions thereof in both the existing and the proposed sections.

3. Request for a waiver to the minimum width of 40' for right of way or access road -

Mr. Ian Forrest, Director  
Page 3

It is my understanding that this requirement is to allow for access of larger vehicles such as fire trucks, ambulances, etc. The perimeter roadways serving the existing park appear to be large enough to afford access to all of these vehicles. The interior roadways, however, at the time of our inspection appeared very narrow and passage could be impaired enough by parked vehicles and structures to hamper forward progress by fire or rescue vehicles. The interior roadways do not presently meet the 25' minimum width requested as a waiver and the plans merely reflect a minimum width of 10'. This minimum width of 10' would be unacceptable. I would therefore recommend to Baltimore County Health Department that they could accept a least minimum width of 25' since Fire Marshal Regulations require a minimum width of 10' per lane not including parallel parking, but that they should also be satisfied that rescue and fire vehicles could gain access to each and every mobile home.

It is the responsibility of the Baltimore County Health Department to render a final decision in this matter. If Mr. Romadka's client wishes to appeal the Baltimore County Health Department decision, the client's next step would be to request a hearing from the Secretary of Health or from Mr. William O. Jensen, Chief Hearing Officer.

Please feel free to contact me should you have any further questions regarding my recommendations or administrative procedures.

Very truly yours,

Judith A. Lewis, Head  
Recreational Sanitation Section  
Division of General Sanitation

JAL:rlb

Enclosure

cc: Mr. Rob Powell

Ref. 7

Name	Address
Jane Romadka	2 - Rose View Rd.
Mary C. Hardy	15 Office Ct.
Mary Jane Braden	23 Office Ct.
Joan Ambarger	17 Office Ct.
(Phyllis Burns)	12 Elm Lane
Alexander Mayeski	30 Elsom Lane
Constance Mayeski	36 Elsom Lane
Marie Fitch	
Mark S. Smith	2605 Amber Rd 21222
Shirley Whitmore	1424 Bay Front Rd 21219
Edward Smith	3203 GARDNER 21219
Barbara S. Horn	654 North Point Rd. 21219

494-3180

County Board of Appeals  
Room 219, Court House  
Towson, Maryland 21204  
January 16, 1981

John W. Hession, Esq.  
People's Counsel for Baltimore County  
Court House  
Towson, Md. 21204

Dear Mr. Hession:

Re: Marie D. Fitch, et al  
Case No. 81-44-XSPHA

Enclosed please find a copy of the Order of Dismissal and Motion for Dismissal, which were passed on January 15, 1981. The Motion for Dismissal was inadvertently left out of the January 15th letter to you.

Very truly yours,

John W. Hession  
John W. Hession, Secretary

Encl.

cc: Marie D. Fitch  
Mr. & Mrs. Bert Spare  
Adele F. Dice  
Robert J. Romadka, Esq.  
Mr. Thomas Payne  
Mrs. Marjorie Hill  
Mr. Ralph Clark  
J. E. Dyer  
W. Hammond  
J. Jung

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS  
PETITION FOR SPECIAL HEARING :  
PETITION FOR VARIANCES : OF BALTIMORE COUNTY  
NW/S Bletzur Rd., 572.23' :  
SW Glenhurst Rd., 15th District :

MARIE D. FITCH, Petitioner

Case No. 81-44-XASPH

ORDER

Upon the foregoing Motion by the People's Counsel for Baltimore County, the Board having noted that there are no other Appellants of record in said case, it is, this 15 day of January, 1981, by the County Board of Appeals for Baltimore County,

ORDERED that the foregoing Appeal of the People's Counsel for Baltimore County herein be and it is hereby DISMISSED.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

John W. Hession  
John W. Hession, Secretary

John A. Miller  
John A. Miller

Leroy B. Spurrier  
Leroy B. Spurrier

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS  
PETITION FOR SPECIAL HEARING  
PETITION FOR VARIANCES : OF BALTIMORE COUNTY  
NW/S Bletzer Rd., 572.23'  
SW Glenhurst Rd., 15th District :  
MARIE D. FITCH, Petitioner : Case No. 81-44-XASPH

MOTION FOR DISMISSAL

To the Honorable, Members of Said Board:

The Motion of the People's Counsel for Baltimore County respectfully represents that a further review of the above-entitled case has produced the conclusion that the public interest no longer requires prosecution of this appeal.

WHEREFORE, it is respectfully requested that the Board by its appropriate Order dismiss said Appeal.

AND AS IN DUTY BOUND, etc.,

John W. Hession, III  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Deputy People's Counsel  
Rm. 223, Court House  
Towson, Maryland 21204  
474-2188

I HEREBY CERTIFY that on this 13th day of January, 1981, a copy of the foregoing Motion for Dismissal and proposed Order was mailed to Robert J. Romadka, Esquire, 809 Eastern Boulevard, Baltimore, Maryland 21221; and Adele F. Dice, 8202 Bletzer Road, Baltimore, Maryland 21222, Contract Purchaser.

Peter Max Zimmerman  
Peter Max Zimmerman

Robert J. Romadka, Esquire  
809 Eastern Avenue  
Baltimore, Maryland 21221

cc: Norman G. Sacks Associates, Inc.  
P.O. Box 556  
Belair, Md. 21014

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 16th day of July, 1980.

WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner Marie D. Fitch

Petitioner's Attorney Robert J. Romadka, Esq. Reviewed by: Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 15 Date of Posting 3/10/80  
Posted for: Motion for Dismissal, Special Exception, Petition Hearing  
Petitioner: Marie D. Fitch  
Location of property: NW/S Bletzer Rd., 572.23' SW of  
Glenhurst Rd.  
Location of Sign: Gate to property, corner Bletzer Rd.  
Remarks: Jean A. Hammon  
Posted by: Jean A. Hammon Date of return: 3/19/80  
Number of Signs: 4

County Board of Appeals  
Room 219, Court House  
Towson, Maryland 21204

Mr. Ralph Clark  
Environmental Health  
Franklin Square Drive  
Rosedale, Md. 21234

County Board of Appeals  
Room 219, Court House  
Towson, Maryland 21204

Mr. Ralph Clark  
Environmental Health  
Franklin Square Drive  
Rosedale, Md. 21234

Franklin Square Hospital  
9000 Franklin Square Drive  
Baltimore, Maryland 21237

County Board of Appeals  
Room 219, Court House  
Towson, MD 21204

SPECIAL USE AND OCCUPANCY REQUIREMENTS

425.39 Gas Supply: Installations for use of natural gas or liquefied petroleum gas shall comply with all laws and ordinances of the community applicable to the use of such systems for dwellings.

425.4 Travel Trailer Parks: Trailer parks intended for parking of travel trailers, and those portions of mobile home parks designed for use of travel trailers shall comply with the applicable requirements of section 425.3 and the requirements of the following subsections.

425.41 Record of Tenants: The operator of a trailer park or mobile homes park shall keep an accurate register of all transient tenants occupying transient trailers located in the park. The register shall show the name and permanent residence address of the owner and occupants of any travel trailer located in the park; the make and registration of the trailer; the time and date of arrival and departure; and such other information as might be necessary to provide information about the occupants of the trailer. These records shall be open to the authorities at all times.

425.42 Area of Trailer Spaces: Based upon the gross area of the trailer park the number of individual unit spaces shall be not more than twenty (20) per acre. The minimum area of any space for a travel trailer shall be not less than eight hundred (800) square feet with no dimension less than twenty (20) feet. No such space shall be located less than twenty (20) feet from the street lot lines and alley lines and not less than five (5) feet from interior lot lines. Travel trailers shall be so located on each space so that there will not be less than ten (10) feet to any other trailer or building within the park.

425.5 Mobile Home Parks: Parks and portions thereof intended for parking mobile homes shall comply with the applicable requirements of section 425.3 and the requirements of the following subsections.

425.51 Area of Mobile Home Spaces: Based upon the gross area of the park the number of individual unit spaces shall be not more than eight (8) per gross acre. The minimum area of any space for a mobile home shall be not less than three thousand (3000) square feet with no dimension less than forty (40) feet. No such space shall be located less than twenty-five (25) feet from street lot lines or interior lot lines. Mobile homes shall be located on each space so that there will not be less than fifteen (15) feet to any other mobile home or building within the park.

425.52 Parking Spaces: Off street parking shall be provided at the rate of not less than one and one-half (1 1/2) cars per mobile home space. Provisions for auxiliary parking shall be provided where required.

Section 425.5 Mobile Home Parks: Parks and portions thereof intended for parking mobile homes shall comply with the applicable requirements of section 425.3 and the requirements of the following subsections.

#81-44-XSPHA 15th District

NW/S Bletzer Rd.,  
572.23' SW of Glenhurst Rd.

Marie D. Fitch, et al

1 SIGN

494-3180

County Board of Appeals  
Room 219, Court House  
Towson, Maryland 21204  
January 15, 1981

John W. Hession, Esq.  
People's Counsel for Baltimore County  
Court House  
Towson, Md. 21204

Re: Marie D. Fitch, et al  
Case No. 81-44-XSPHA

Dear Mr. Hession:

Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

June Holmen, Secretary

Encl.

cc: Marie D. Fitch  
Mr. & Mrs. Bert Spare  
Adele F. Dice  
Robert J. Romadka, Esq.  
Mr. Thomas Payne  
Mrs. Marjorie Hill  
Mr. Ralph Clark  
E. Dyer  
William Hammond  
Jean Jung

Sent to Franklin Square  
Hospital in error.

Not in phone book

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 091725

DATE September 3, 1980 ACCOUNT 01-662

AMOUNT \$119.50

RECEIVED Shady Lane Trailer Park  
FOR Adv. & Posting for Case No. 81-44-XASPH

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received \* this 21st day of

March 1979. Filing Fee \$ 50 Received ☒ Cash ☐ Other ☐

Eric DiNenna,  
Zoning Commissioner

Petitioner Marie D. Fitch Submitted by R.J. Romadka  
Petitioner's Attorney Same Reviewed by GCF

\* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: GCF Revised Plans: Change in outline or description Yes ☐ No ☐

Previous case: #81-44-XASPH Map #

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS  
PETITION FOR SPECIAL HEARING  
PETITION FOR VARIANCES : OF BALTIMORE COUNTY  
NW/S Bletzer Rd., 572.23'  
SW Glenhurst Rd., 15th District :  
MARIE D. FITCH, Petitioner : Case No. 81-44-XASPH

ORDER

Upon the foregoing Motion by the People's Counsel for Baltimore County, the Board having noted that there are no other Appellants of record in said case, it is, this 15 day of January, 1981, by the County Board of Appeals for Baltimore County, ORDERED that the foregoing Appeal of the People's Counsel for Baltimore County herein be and it is hereby DISMISSED.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

John V. Murphy  
John V. Murphy

John A. Miller  
John A. Miller

Leroy B. Spurrer  
Leroy B. Spurrer

DUPLICATE  
CERTIFICATE OF PUBLICATION

TOWSON, MD. August 7, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. on the 27th day of August, 1980, the first publication appearing on the 7th day of August, 1980.

THE JEFFERSONIAN  
Manager

Cost of Advertisement, \$ 47.50

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 095113

DATE January 12, 1981 ACCOUNT 01-662

AMOUNT \$75.00

RECEIVED John W. Hession, III, Esquire  
FROM: Filing Fee for Appeal of Case No. 81-44-XSPH

1764 13 7500

VALIDATION OR SIGNATURE OF CASHIER

**Petition for Special  
Exception, Variances  
& Special Hearing**

15th District  
Zoning: Petition for Special  
Exception, Variances & Special  
Hearing.  
Location: Northwest side of  
Bletzer Road, 572.23 feet  
Southwest of Glenhurst Road.  
Date & Time: Wednesday,  
August 27, 1980 at 10:15 A.M.  
Public Hearing: Room 106,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Maryland.

The Zoning Commissioner of  
Baltimore County, by authority  
of the Zoning Act and  
Regulations of Baltimore  
County, will hold a public  
hearing:

Petition for Special Exception  
for a trailer park (Lot 30) shown  
on plat of Glenhurst: Variances  
to permit an existing trailer  
park, granted by Petition No.  
2412-S to remain as is with  
regard to trailers, interior road  
widths, etc., to face  
driveways with widths of 10 and  
25 feet in lieu of the required 30  
feet; to be placed within 25 feet  
of Bletzer Road and 11 feet of  
Cove Road in lieu of the  
required 100 feet; to be placed  
within 20 feet of the south  
property line and 10 feet of the  
north property line; to have a  
distance of 10 feet between  
trailers/service buildings  
instead of the required 25 feet;  
to permit a service building or  
structure to be placed within 11  
feet of Cove Road in lieu of the  
required 100 feet (See Variance  
filed with Petition) and Special  
Hearing under Section 500.7 of  
the Zoning Regulations of  
Baltimore County to determine  
whether or not the Zoning  
Commissioner and/or Deputy  
Zoning Commissioner should  
approve the right to complete a  
trailer park use over the entire  
area originally granted for said  
use by zoning order 2412-S and  
to amend restrictions as set  
forth in order accompanying  
this case.

The Zoning Regulations to be  
excepted as follows:

Sections 41-5.4 & 5.5 - Trailer  
Parks.  
All that parcel of land in the  
Fifteenth District of Baltimore  
County

Description for Special  
Exception & Variance  
Lot 30, Plat of Glenhurst,  
Plat Book 12 folio 22, 15th  
District, Baltimore County,  
Maryland.

Beginning for the same at a  
point on the northwest side of  
Bletzer road at the distance of  
572.23 feet measured  
southwesterly along the  
northwest side of Bletzer road  
from the Southwest side of  
Glenhurst Road, thence running  
and binding on the northwest  
side of Bletzer Road (40 feet  
wide) South 27° 34 minutes 49  
seconds West 196.66 feet,  
thence leaving Bletzer Road for  
a line of division North 60°  
degrees 00 minutes 21 seconds  
West 757.45 feet to the  
southeast side of Cove Road,  
thence binding on the southeast  
side of Cove Road North 25  
degrees 44 minutes 29 seconds  
East 197.02 feet, and thence  
running for a line of division  
South 60° 00 minutes 21  
seconds East 757.45 feet to the  
place of beginning.

Containing 3.41 acres of land  
more or less.

Description for Special  
Hearing & Variance, Lot 31,  
Plat of Glenhurst, Plat Book 12  
folio 22, 15th District, Baltimore  
County, Maryland.

Beginning for the same at a  
point on the northwest side of  
Bletzer Road at the distance of  
768.89 feet measured  
southwesterly along the  
northwest side of Bletzer Road  
from the southwest side of  
Glenhurst road, thence running  
and binding on the northwest  
side of Bletzer road (40 feet  
wide) South 27° 34 minutes 49  
seconds West 196.66 feet,  
thence leaving Bletzer  
Road for a line of division North  
60° 00 minutes 21 seconds  
West 751.09 feet to the  
southeast side of Cove Road,  
thence binding on the southeast  
side of Cove Road North 25  
degrees 44 minutes 29 seconds  
East 197.02 feet and thence  
running for a line of division  
South 60° 00 minutes 21  
seconds East 757.45 feet to the  
place of beginning.

Containing 3.41 acres of land  
more or less.

being the property of Maria  
D. Fitch as shown on plat plan  
filed with the Zoning  
Department.  
Hearing Date:

WEDNESDAY, AUGUST 27, 1980  
AT 10:15 A.M.

Public Hearing Room 106,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
Zoning Commissioner  
of Baltimore County

## The Essex Times

Essex, Md., Aug 7 19 80

*John*  
This is to Certify, That - annexed

was inserted in The Essex Times, a newspaper

printed and published in Baltimore County, once in

each of one successive

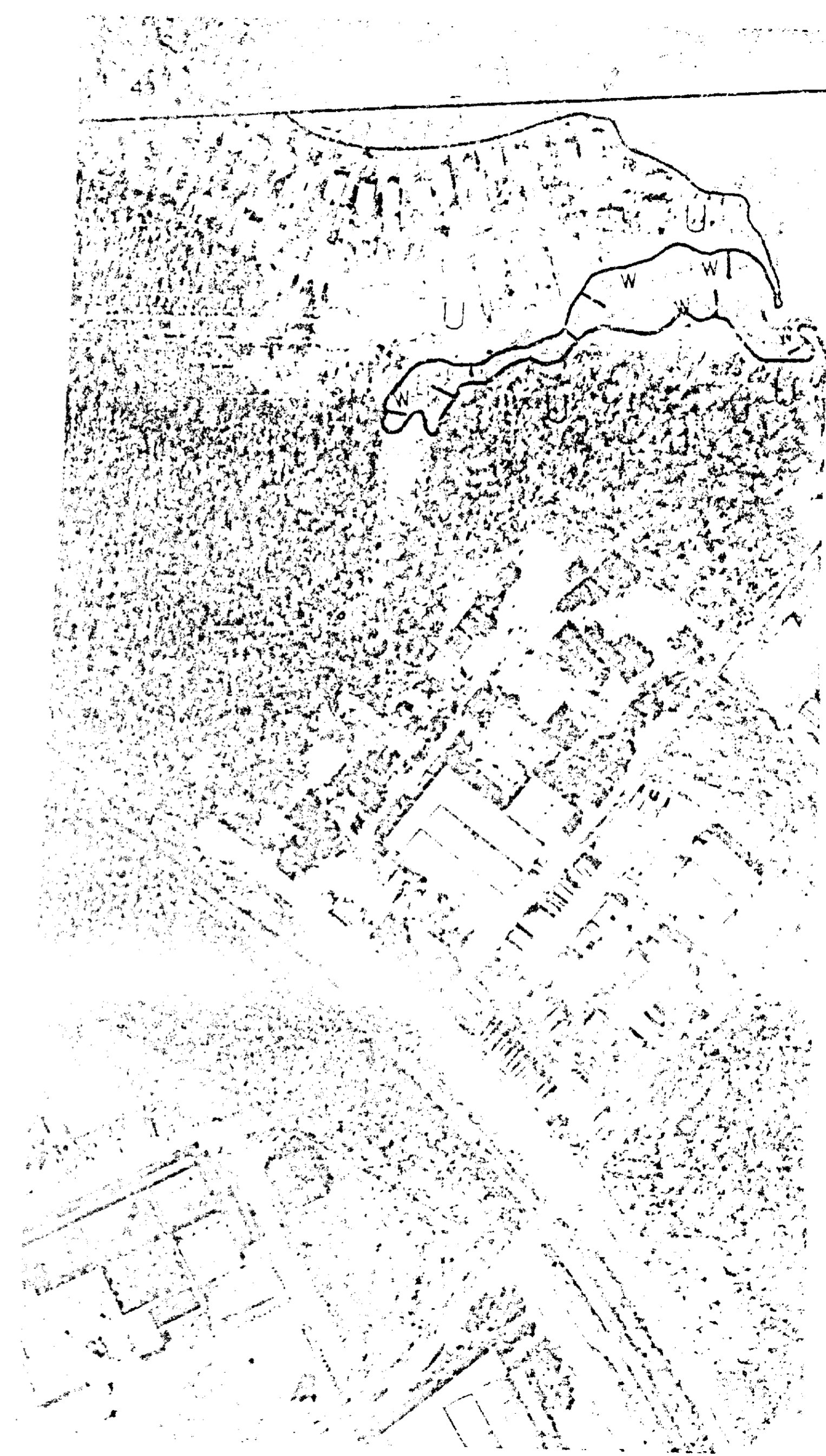
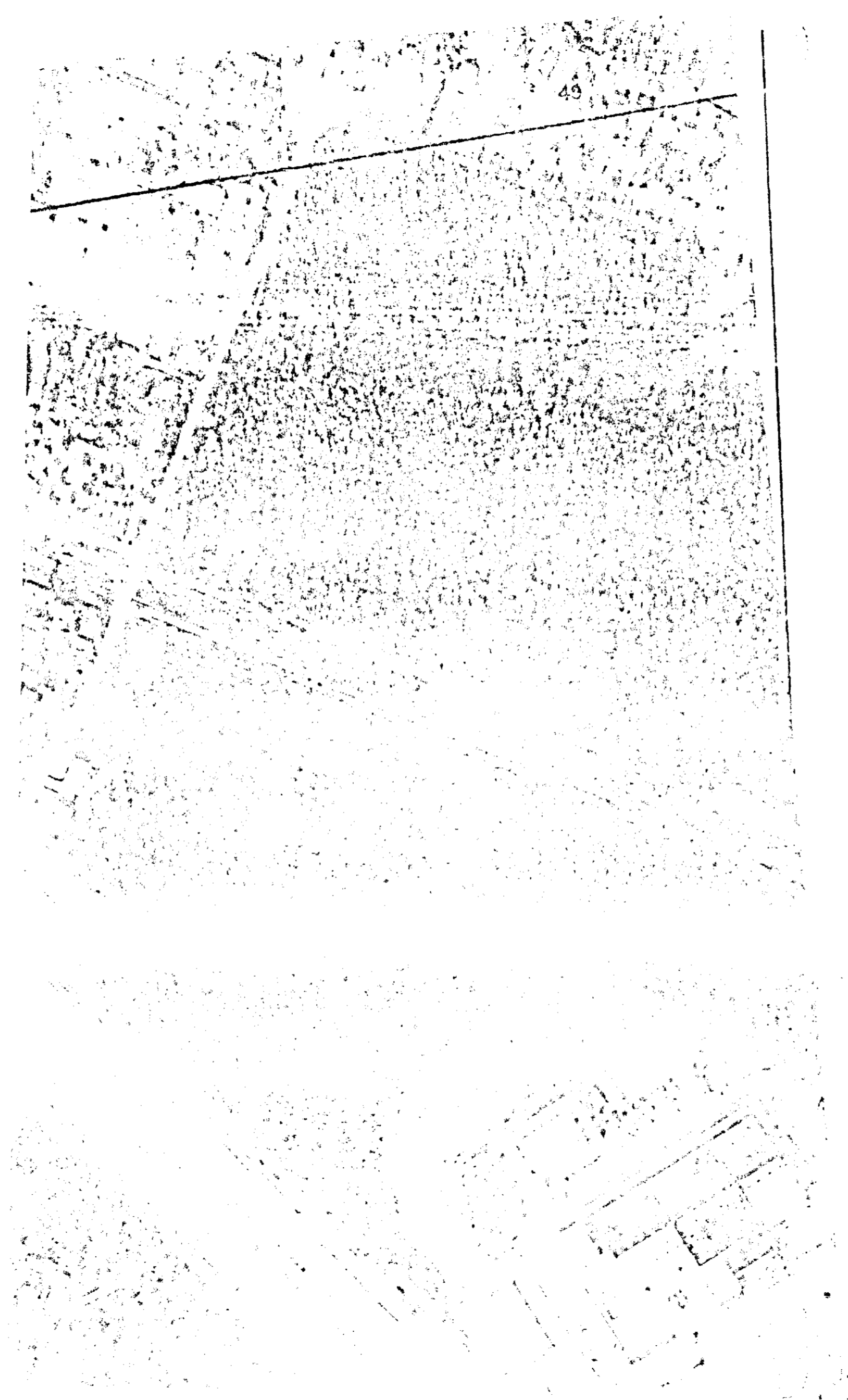
weeks before the 2nd day of

August, 19 80

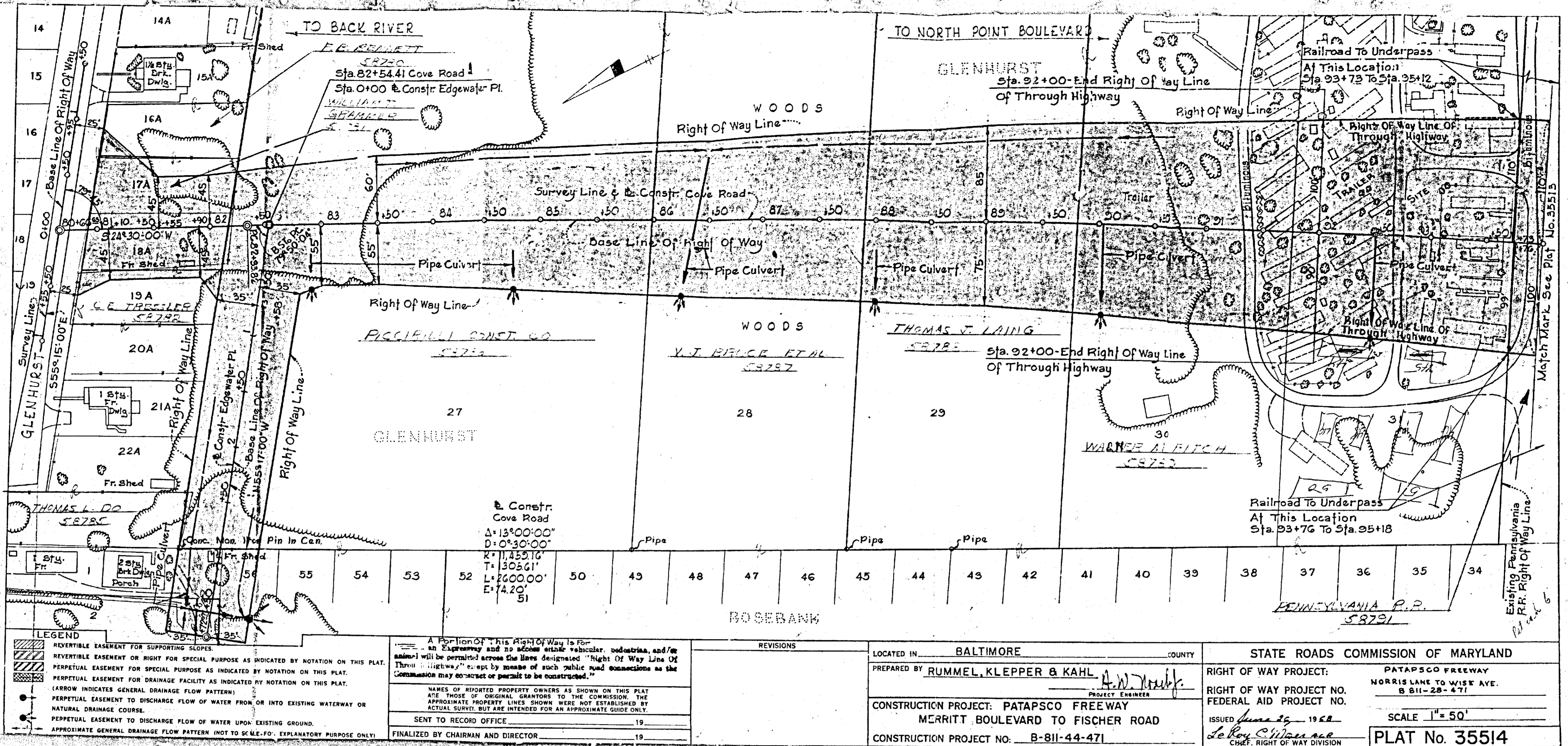
*William E. Hammond*  
Publisher.

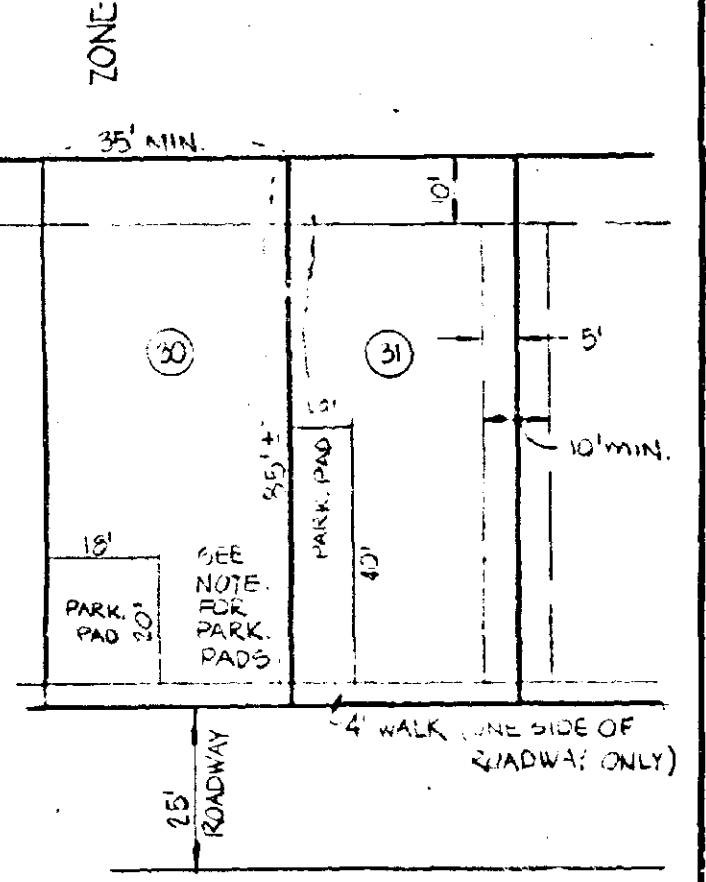
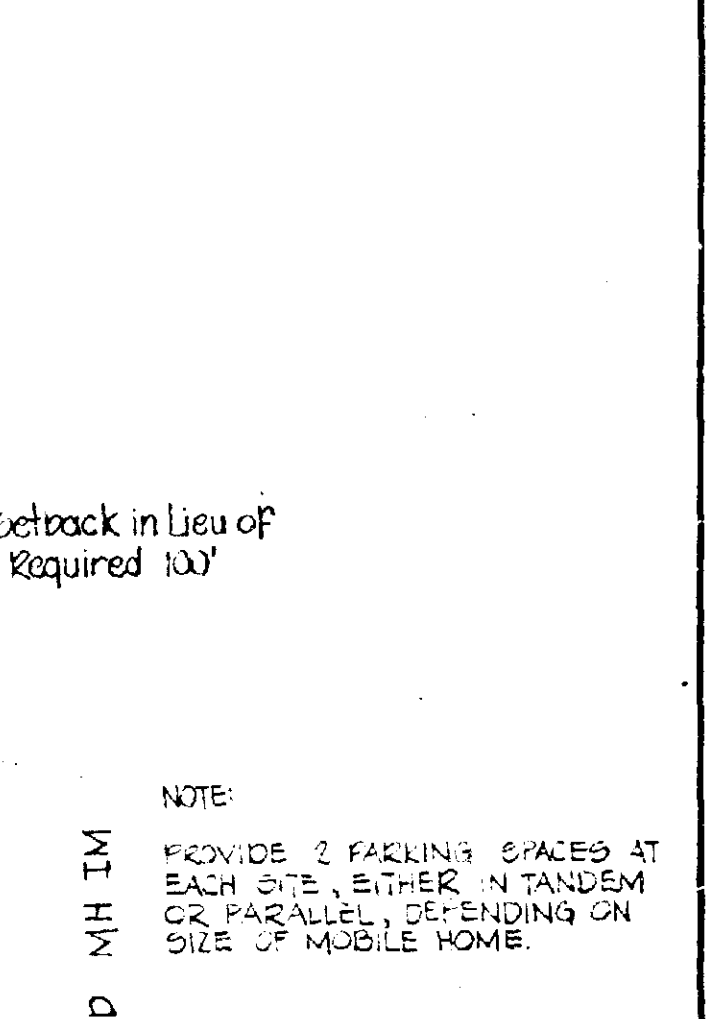
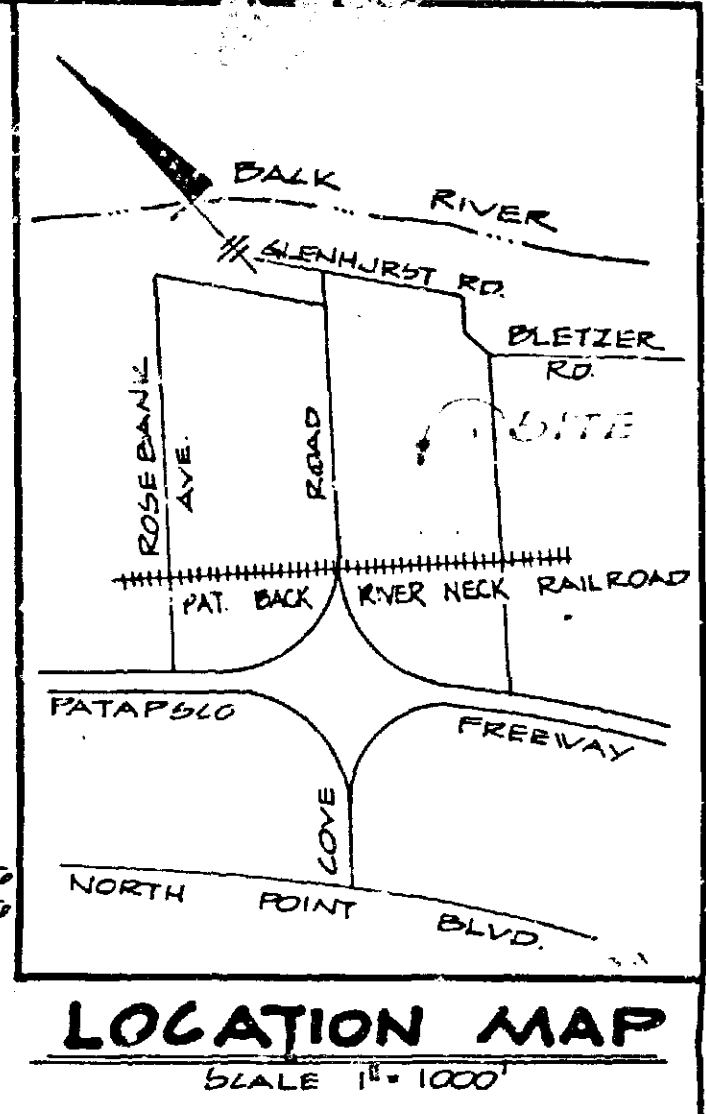
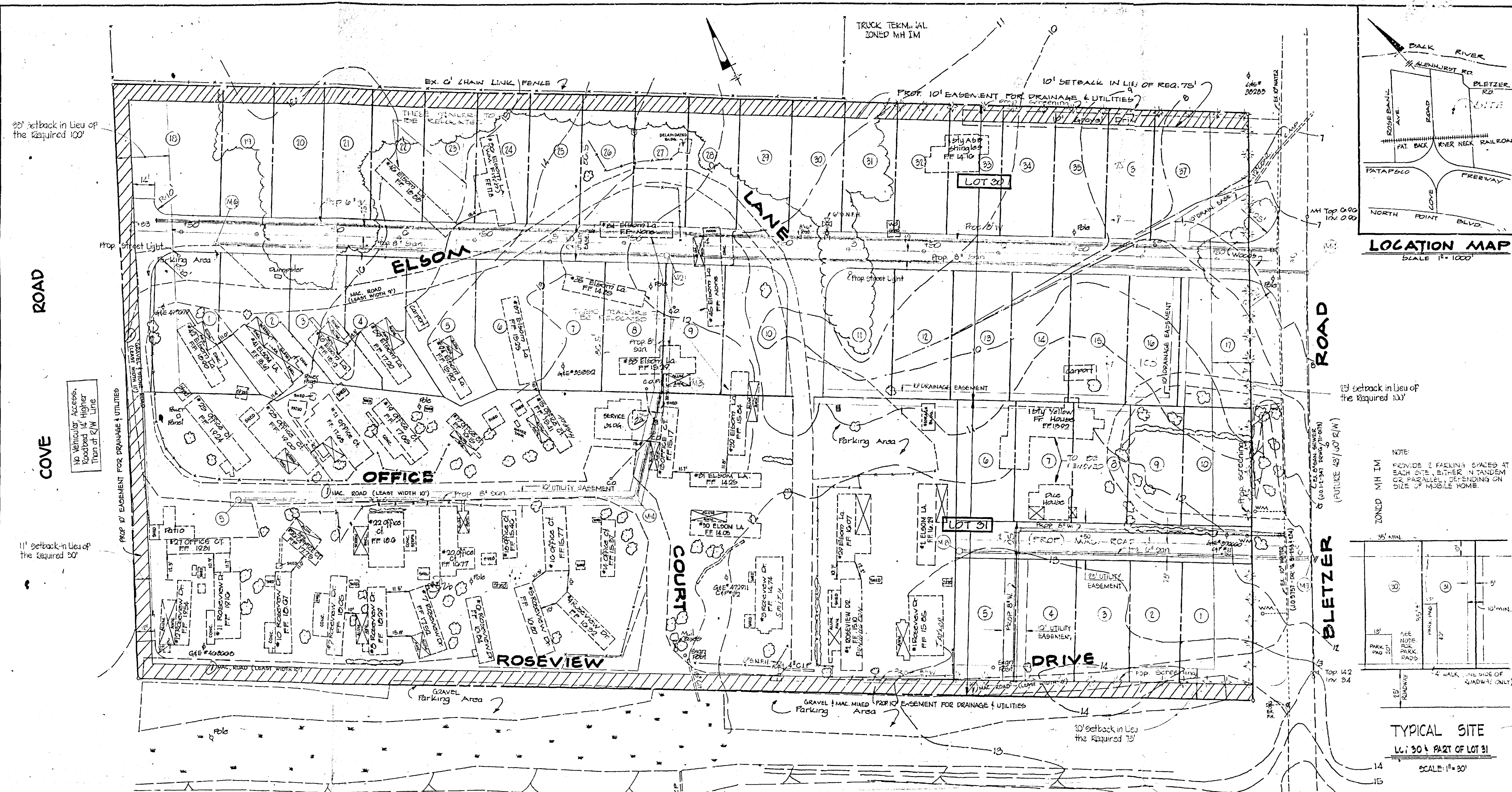
BALTIMORE COUNTY, MARYLAND		No. <b>089672</b>
OFFICE OF REVENUE DIVISION		
MISCELLANEOUS CASH RECEIPT		
DATE <u>Wed Aug. 5, 1980</u> COUNT <u>01-662</u>		
AMOUNT <u>\$50.00</u>		
RECEIVED	FROM <u>Robert J. Romadka, Esquire</u>	
FOR	<u>Piling Fee for Case No. 81-44-XASPH</u>	
VALIDATION OR SIGNATURE OF CASHIER		

THIS DOCUMENT IS PHOTOGRAPHED AS  
RECEIVED. ITS CONTRAST OR CONDITION  
IS BELOW MICROFILM REPRODUCTION  
STANDARDS AND CANNOT BE IMPROVED UPON.



JUN 17 1981





(3.4 AC±)  
**LOT 31** (SPECIAL HEARING TO EXPAND EXISTING TRAILER PARK & VARIANCES FOR SETBACKS OF EXISTING TRAILERS)  
CASE #2111-2

**SECTION XIII** 1) To Permit Trailers To Abut A Driveway of 10' in Lieu of Req. 20' in Width. (Existing section)  
2) To Permit A Distance of 10' Between Shed & Service Bldg. In Lieu of The Req. 20' (Existing section) and Minimum Distance of 8' Between Trailers in Lieu of the Required 10'.  
3) To Permit Sheds To Be Located Within 11' of Cove Road In Lieu of The Req. 50' (Existing section)

**SECTION 414.2** To Permit Trailers To Be Located on a driveway of 25' in Width In Lieu of The Req. 20' (Proposed section)

**SECTION 414.4** To Permit Trailers To Be Located 25' off Bletzer Road & 20' from Southerly Side Property Line In Lieu of The Req. 100' & 75' Respectively. (Proposed section)

**NOTES:**  
Existing Trailers On Lot 31 Have Minimum Area of 400 Sq. Ft. Allocated To Each.  
Existing Trailers On Lot 31 Are Governed By 1945 Zoning Regulations.  
Proposed Trailers On Part of Lot 31: All of Lot 30 Are Governed By Zoning Regulations now in effect and Have at Least 3000 SF in Area.

(3.4 AC±)  
**LOT 30** (SPECIAL EXCEPTION FOR TRAILER PARK)  
**SECTION 414.4** To Permit Trailers To Be Located Within 25' of Bletzer Rd. And Within 35' of Cove Road in Lieu of Req. 100' & To Allow Trailers Within 10' of The Northerly Side Property Line In Lieu of The Req. 75'.  
**SECTION 414.5** To Permit A Minimum Distance of 10' Between Trailers In Lieu of The Req. 25' (side to side & end to end) including Distance Between Exisg Trailers on Lots 30 & 31.  
**SECTION 414.3** To Permit Trailers To Be Located on a driveway of 25' in Width in Lieu of the Required 30'.

**NOTE:** All Driveways For The Park Will Be Unobstructed, Macadam, And Adequately Lighted.

*Norman G. Sachs*  
NORMAN G. SACHS, P.L.C. 6000

<b>SHADY LANE TRAILER PARK</b>		
SCALE: 1"=20'	ELECTION DISTRICT BALTIMORE COUNTY, MD PJN 79075	DRAWN: N.G.S. CHECKED: N.G.S.
DATE: NOV. 6, 1979 BY: [Signature]		
NORMAN G. SACHS ASSOCIATES, INC. PO BOX 550 BELAIR, MD 21014 820-1424		



Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 5th day of December, 1980, that the herein Petition for Special Exception for a trailer park (Lot 30 on the plat of Glenhurst) should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Trailers shall be setback 50 feet from Bletzer Road.
2. All existing trailers, structures, and sheds and the method of solid waste disposal shall be indicated on the site plan.
3. Continued leasing of railroad property for parking until such time as on-site parking spaces are provided.
4. The entire northwesterly side of the property adjacent to Bletzer Road shall be screened with two rows of white or black pine trees, at least six feet in height, staggered alternately six feet on center; such screening must be maintained at all times.
5. Compliance with all applicable fire, health, and building regulations.
6. Compliance with the applicable setback requirements at such time as any sheds and/or trailers are added, replaced, or relocated, as well as maintaining a 25 foot setback between any new or relocated trailers.
7. A revised site plan, incorporating the above applicable restrictions, shall be submitted and approved by the Department of Public Works and the Office of Planning and Zoning.

*Dean M. H. Jung*  
Deputy Zoning Commissioner of Baltimore County

Item No. 204  
Special Exception, Special Hearing  
and Variance Petitions  
August 14, 1980

In addition, it is also my understanding that part of the property is also owned by Mr. and Mrs. Spare. After consultation with Mr. Hammond, it was determined that at the time of the hearing, they must sign the petition forms and the contracts of sale should be presented.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,  
*Nicholas B. Commodari*  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NEC:bac

Enclosures

cc: Norman G. Sacks Associates, Inc.  
P.O. Box 556  
Belair, Md. 21014


Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that to allow the completion of the existing trailer park use over the entire area originally granted said use under Case No. 2412-S and to amend the restrictions set forth in said case would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 5th day of December, 1980, that the use of the entire area originally designated for the trailer park and the amendments to the restrictions set forth by Order dated November 26, 1952 (Case No. 2412-S), to remove restriction Nos. 2 and 3 and substitute the restrictions contained in the letter dated September 2, 1980, and marked Petitioner's Exhibit 4 in lieu thereof, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the context of said letter, which is as follows:

"The Bureau of Environmental Services in the interest of uniformity in application of the regulations will concur with the State's recommendation for the following variances:

1. The requirement of a 20 foot setback from the exterior boundary of the park will be waived to a 10 foot setback.
2. New mobile home sales must meet the minimum distance of 20 feet between mobile homes or extensions thereof. Site distances in the existing section of the park may be waived to a distance less than 20 feet on an individual case basis. A set of plans indicating exact locations of mobile homes and existing sheds or enclosures must be submitted to this office.
3. The minimum width of 40 feet for the access road will be waived to a width of 25 feet in the proposed section of the park.

Prior to approval of a building permit for the proposed trailer park, the existing mobile homes must be connected to the public sewer, and the existing septic tanks and chlorination chamber must be abandoned and backfilled in an approved manner. The proposed method of connection is acceptable to this office, but you are advised to check with the Departments of Public Works and Permits and Licenses for their approvals. All mobile homes placed on new spaces must be separately connected to public water and sewer.

 **baltimore county**  
department of public works  
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.  
DIRECTOR

May 8, 1979

Mr. S. Eric DiNenna  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #204 (1978-1979)  
Property Owner: Marie D. Fitch  
N/WS Bletzer Rd. 572.23' S/W Glenhurst Rd.  
Existing Zoning: MH-1M  
Proposed Zoning: Special Exception for a trailer park,  
Special Hearing to approve the right to complete a trailer park use over the entire area originally granted for said use by zoning order 2412-S and Variance to permit trailers to be located on a driveway of 25' width in lieu of the required 30' on lot 34. To permit trailers to be located 25' from Bletzer Road and 20' from the south property line in lieu of the required 100' and 75' respectively. To permit trailers to be located within 25' of Bletzer Road and within 15' of Cove Rd. both in lieu of the required 100' and to allow trailers within 10' of the north property line in lieu of the required 75' on lot 30. To permit a minimum distance of 10' between trailers in lieu of the required 25' on lot 30. To permit trailers to abut a driveway of 15' in width in lieu of the required 20' on lot 31. To permit trailers to be located within 20' of Cove Rd. in lieu of the required 0' on lot 31. To permit a minimum distance between trailers of 8' in lieu of the required 10' and to permit a distance of 14.5' between trailers and service building in lieu of the required 20' on lot 31. Acres: 3.41 District: 15th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property comprises the greater portions of Lots 30 and 31 of the Plat of "Glenhurst" (C.W.B., Jr. 12, Folio 22).

Highways:

Bletzer Road, an existing public road, is proposed to be improved in the future as a 48-foot closed section roadway on a 60-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners, the Variances should be had; and it further appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 5th day of December, 1980, that the herein Petition for Variances to permit trailers on Lots 30 and 31 to be located on a 25 foot wide driveway in lieu of the required 30 feet; trailers on Lot 31 to be located 50 feet from Bletzer Road and 20 feet from the southerly property line in lieu of the 100 feet and 75 feet, respectively; trailers on Lot 30 to be located within 50 feet of Bletzer Road and within 35 feet of Cove Road both in lieu of the required 100 feet and trailers within 10 feet of the northerly side property line in lieu of the required 75 feet; a minimum distance of 10 feet between trailers in lieu of the required 25 feet on Lots 30 and 31; trailers on Lot 31 to abut a 10 foot wide driveway in lieu of the required 20 feet; sheds and/or trailers on Lot 31 to be located within 11 feet of Cove Road in lieu of the required 50 feet (advertised as 100 feet); a minimum distance between trailers on Lot 31 of eight feet in lieu of the required 10 feet; and a distance of 10 feet between the existing sheds and/or trailers and service building on Lot 31 in lieu of the required 20 feet should be and the same is GRANTED, from and after the date of this Order, subject, however, to the terms, conditions, and conditions: the accompanying Special Exception Order.

*Dean M. H. Jung*  
Deputy Zoning Commissioner of Baltimore County

Item #204 (1978-1979)  
Property Owner: Marie D. Fitch  
Page 2  
May 8, 1979

Highways: (Cont'd)

connection with any grading or building permit application or further development of this property.

Cove Road, a recently constructed (State Highway Administration) road is maintained by Baltimore County; and, no further improvements are proposed at this time. No direct access will be permitted for this property onto Cove Road.

The status of indicated "Roseview Road" is unknown to this office and is assumed to be private. It is the responsibility of the Petitioner to ascertain and clarify rights therein.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

The construction of required concrete curbs and gutters, sidewalks, entrances, aprons, etc. will be the full responsibility of the Petitioner.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

Portions of this property are below Elevation 10, and subject to tidal flooding at Elevation 8.676 (Baltimore County datum).

The property to be developed is located adjacent to the water front. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on first floor levels and other special construction features are required.

Storm drains, required in connection with further development of this property, are to be designed and constructed in accordance with Baltimore County Standards.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 14, 1980

Robert J. Romadka, Esquire  
805 Eastern Boulevard  
Baltimore, Maryland 21221

RE: Item No. 204  
Petitioner - Marie D. Fitch  
Special Exception, Special Hearing  
and Variance Petitions

Dear Mr. Romadka:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

The subject property, currently zoned M.H., has frontage on the west side of Bletzer Road and extends to the east side of Cove Road in the 15th Election District. The property is partially improved with an existing trailer park that was granted a Special Exception as a result of Case No. 2412-S and three individual dwellings.

The Special Hearing is required in order to locate additional trailers on the part of the subject property (Lot No. 31) that was the subject of the aforementioned hearing, while the Special Exception is requested in order to legalize the existence of the existing trailers on Lot No. 30 and also to provide additional sites over the entire property. The Variances are required in order to legalize the setbacks of the existing trailers and also to allow the proposed trailers to be located closer than allowed under the regulations.

In view of the fact that there were many questions from the members of this Committee concerning your client's proposal, a meeting was held on May 9, 1979 with yourself and these Committee members. At that time the original submitted plan was discussed at length and revisions were requested. In the interim, I have received revised site plans that incorporate a number of the revisions that were requested. However, as indicated by the enclosed comments, the revised site plan is still not satisfactory to certain departments. After discussing these comments with you, it was your decision to proceed with the petition as submitted.

Item #204 (1978-1979)  
Property Owner: Marie D. Fitch  
Page 3  
May 8, 1979

Storm Drains: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There is a public 10-inch water main, and public 8-inch gravity sanitary sewer and 10-inch sewage force main in Bletzer Road.

Very truly yours,  
*Ellsworth N. Diver, P.E.*  
ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Trenner  
J. Somers  
D. Grise  
S. Bellestri  
J. Wimbley

E-W Key Sheet  
6 & 7 SE 28 Por. Sheets  
SE 2 G Topo  
104 Tax Map



baltimore county  
office of planning and zoning  
TOWSON, MARYLAND 21204  
(301) 494-3211

John D. Seyffert  
DIRECTOR

July 11, 1979

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #204, Zoning Advisory Committee Meeting, April 3, 1979, are as follows:

Property Owner: Marie D. Fitch  
Location: NW/S Bletzer Road 572.23' SW Glenhurst Road  
Existing Zoning: M.H.-I.M.

Proposed Zoning: Special Exception for a trailer park, Special Hearing to approve the right to complete a trailer park use over the entire area originally granted for said use by Zoning Order 2412-S and Variance to permit trailers to be located on a driveway of 25' width in lieu of the required 30' on lot 31. To permit trailers to be located 25' from Bletzer Road and 20' from the south property line in lieu of the required 100' and 75' respectively. To permit trailers to be located within 25' of Bletzer Road and within 15' of Cove Road both in lieu of the req. 100' and 59' allow trailers within 10' of the north property line in lieu of the required 75' on lot 30. To permit a minimum distance of 10' between trailers in lieu of the required 25' on lot 30. To permit trailers to abut a driveway of 15' in width in lieu of the required 20' on lot 31. To permit trailers to be located within 20' of Cove Road in lieu of the required 0' on lot 31. To permit a minimum distance between trailers of 8' in lieu of the required 10' and to permit a distance of 14.5' between trailers and service building in lieu of the required 20' on lot 31.

Acres: 3.41  
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

All roads should be paved a minimum of 30 feet, which must be kept clear and unobstructed. Two (2) parking spaces should be provided for each lot.

Adequate street lighting and sidewalks should be provided.

A turn-around must be provided at the termination of the dead end road.

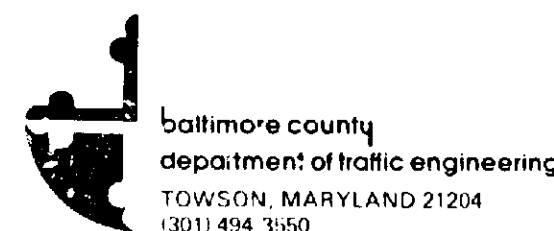
Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Property Owner: Marie D. Fitch  
Location: NW/S Bletzer Road 572.23' SW Glenhurst Road

As many existing trees as possible, should be saved.

Since a Variance is being requested for setbacks along the boundaries and streets, these areas should be heavily treed for the benefit of the residents.

Very truly yours,

*John L. Wimbley*  
John L. Wimbley  
Planner III  
Current Planning and Development



STEPHEN E. COLLINS  
DIRECTOR

July 9, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 204 - ZAC - April 3, 1979  
Property Owner: Marie D. Fitch  
Location: NW/S Bletzer Rd. 572.23' SW Glenhurst Rd.  
Existing Zoning: M.H.-I.M.  
Proposed Zoning: Special Exception for a trailer park, Special Hearing to approve the right to complete a trailer park use over the entire area originally granted for said use by zoning order 2412-S and Variance to permit trailers to be located on a driveway of 25' width in lieu of the required 30' on lot 31. To permit trailers to be located 25' from Bletzer Road and 20' from the south property line in lieu of the required 100' and 75' respectively. To permit trailers to be located within 25' of Bletzer Road and within 15' of Cove Road both in lieu of the required 100' and to allow trailers within 10' of the north property line in lieu of the required 75' on lot 30. To permit a minimum distance of 10' between trailers in lieu of the required 25' on lot 30. To permit trailers to abut a driveway of 15' in width in lieu of the required 20' on lot 31. To permit trailers to be located within 20' of Cove Road in lieu of the required 0' on lot 31. To permit a minimum distance between trailers of 8' in lieu of the required 10' and to permit a distance of 14.5' between trailers and service building in lieu of the required 20' on lot 31.

Acres: 3.41  
District: 15th

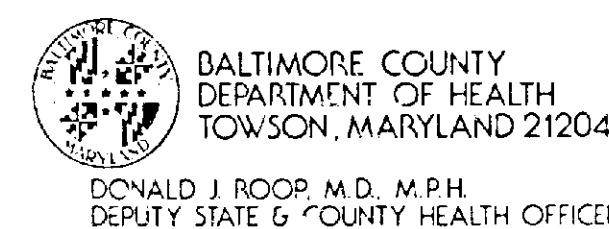
Dear Mr. Hammond:

The requested expansion of the existing trailer park can be expected to generate approximately 280 additional trips.

Pedestrian problems can be expected because there are no sidewalks on Bletzer Road, Glenhurst Road and Cove Road. These roads are also used by a large number of trucks.

Very truly yours,  
*Michael S. Flanigan*  
Michael S. Flanigan

MSF/hmd



BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

January 3, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #204, Zoning Advisory Committee Meeting of April 3, 1979, are as follows:

Property Owner: Marie D. Fitch  
Location: NW/S Bletzer Rd. 572.23' SW Glenhurst Rd.  
Existing Zoning: M.H.-I.M.  
Proposed Zoning: Special Exception for a trailer park, Special Hearing to approve the right to complete a trailer park use over the entire area originally granted for said use by zoning order 2412-S and Variance to permit trailers to be located on a driveway of 25' width in lieu of the required 30' on lot 31. To permit trailers to be located 25' from Bletzer Rd. and 20' from the south property line in lieu of the required 100' and 75' respectively. To permit trailers to be located within 25' of Bletzer Rd. and within 15' of Cove Rd. both in lieu of the required 100' and to allow trailers within 10' of the north property line in lieu of the required 75' on lot 30. To permit a minimum distance of 10' between trailers in lieu of the required 25' on lot 30. To permit trailers to abut a driveway of 15' in width in lieu of the required 20' on lot 31. To permit trailers to be located within 20' of Cove Rd. in lieu of the required 0' on lot 31. To permit a minimum distance between trailers of 8' in lieu of the required 10' and to permit a distance of 14.5' between trailers and service building in lieu of the required 20' on lot 31.

Acres: 3.41  
District: 15th

The existing Trailer Park is presently served by metropolitan water and a private sewage disposal system. Public sewer is available to both the existing and proposed sections at the Trailer Park.

Mr. William E. Hammond,  
Zoning Commissioner

2

January 3, 1980

Prior to approval of a building permit for the proposed trailer park, the existing mobile homes must be connected to public sewer and the existing septic tanks and chlorination chamber be abandoned and backfilled in an approved manner. All mobile homes placed on new spaces must be separately connected to metropolitan water and sewer. Mobile homes to be placed on new sites must be placed so that the mobile home or any extension thereof shall be a minimum distance of 20 ft. from the exterior boundary of the Park. (Site plan specifies 10 ft. minimum setback). New mobile home sites shall be laid out so that there will be a minimum distance of 20 ft. between mobile homes or any extension thereof. Each new mobile home site must have access to a right of way having a minimum width of 40 ft. (Site Plan specifies 25 ft. minimum width).

The type and location of solid waste containers within the park must be specified. Any wetlands on the site should be identified and it is recommended that no curbing be used and the roadways be crowned.

The park construction plans must comply by specification and notation with the Maryland State Department of Health and Mental Hygiene Regulations governing construction, equipment, sanitation, operation and maintenance of Mobile Home Parks 10.03. 23.

The revised site plan dated November 6, 1979, does not comply with the above mentioned regulation and a building permit for the proposed construction will not be approved until the construction plans are in compliance with State Department of Health and Mental Hygiene Regulations 10.03. 23.

Very truly yours,

*Ian J. Forrest*  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJE/fth



Paul H. Reincke  
CHIEF

August 13, 1979

William E. Hammond  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: N. Commodari, Chairman  
Zoning Advisory Committee

Re: Property Owner: Marie D. Fitch

Location: NW/S Bletzer Rd. 572.23' SW Glenhurst Rd.

Item No. 204 Zoning Agenda Meeting of 4/3/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "R" are applicable and required to be corrected or incorporated into the final plans for the property.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 750 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle load and condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

NOTE: Internal roadways shall be a minimum of 25 feet in width.

REVIEWED BY: *John J. Kelly* 8/14/79 Approved: *George M. Wagonet*  
Planning Group Fire Prevention Section  
Special Inspection Division



Ted Zaleski, Jr.  
DIRECTOR

January 23, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond: REVISED

Comments on Item #204 Zoning Advisory Committee Meeting, January 15, 1980 are as follows:

Property Owner: Marie D. Fitch  
Location: NW/S Bletzer Road 572.23' SW Glenhurst Road  
Existing Zoning: M.H. - I.M.  
Proposed Zoning: See page 2

Acres: 3.41  
District: 15th

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1978 Edition, State of Maryland Code for the Handicapped and aged and other applicable codes.

X B. A building permit shall be required before construction can begin.

X C. Additional miscellaneous permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an application for a building permit.

X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section \_\_\_\_\_.

I. No Comment.

J. Comment:

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,

*Charles E. Burnham*  
Charles E. Burnham, Chief  
Plans Review

CEB:rrj

Item #204, REVISED Zoning Advisory Committee Meeting, January 15, 1980

Plan does not indicate typical anchorage and tie down designs. See Section 424.3.1 - 1978 B.O.C.A. Code - effective 3-1-80.

Also review Section 319.0 of the 1978 B.O.C.A. (Bill 199-79) for lots with an elevation 10 or less.

Zoning permits for each structure raised, grading permits, trailer permits for each unit as has been required in the past are still required along with other miscellaneous permits.

*Charles E. Burnham*